WARRANTY DEED

O-WM-20-2063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 395521 **DEEDWARR**
05/04/2020 03:12:38 PM 2 pgs
Fees: $13.00 Taxes: $1,182.15

20200504-0046455

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Albert D. Hacker	**Pilgrim Mortgage, LLC**	
(NAME)	(NAME)	**117-07-0J-025.00-CO**
2063 Lombardy Avenue	**1270 North Loop 1604 East, Suite 1101**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**San Antonio, TX 78232**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERLON FIELDS PUCKETT, III,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBERT D. HACKER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2063, together with allocated parking space No. P-4, on the Plan of The Kingsbridge Condominiums, as of record in Book 7105, page 777, as amended in Book 7457, Page 15, to which plan as set forth in Exhibit "C" to the Master Deed and By-Laws, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Oren W. Puckett by Warranty deed from Michael N. Red, Sr., unmarried of record in Instrument No. 20051031-0131492 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on October 31, 2005. Said Oren Wayne Puckett is deceased and the is property conveyed to Erlon Fields Puckett, III through Executor's Affidavit record in Instrument No. 20160310-0023026.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingsbridge Condominiums of record in Book 7105, Page 777, and amended in Book 7457, Page 15, Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 9539, Page 564, and Instrument Number 20051116-0138698, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7182, Page 543, Book 7817, page 947, Book 7182, page 221, Book 7182, page 216 and Book 7912, Page 543, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1133, Page 85; Book 109, page 353 and Book 7457, Page 543, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2063 Lombardy Avenue, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF APRIL, 2020.

Erlon Fields Puckett, III

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERLON FIELDS PUCKETT, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2020.

Rebecca V.
Notary Public
My Commission Expires: 04/15/2023
(SEAL)

Rebecca Veckinburg
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG324037
Expires 4/15/2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212