Karen Johnson Davidson County
Batch# 444844 DEEDWARR
07/28/2020 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $414.40
20200728-0082710

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Affiant

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 15th day of May, 2020.

Notary Public
My commission expires: 11/16/22

05-2002-67678

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Scott Punke 2 Greer Road Goodlettsville TN 37122	Scott Punke 2 Greer Rd Goodlettsville TN 37122	SEE SCH B-PART I

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Victoria Stephens and Gregory Wood,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott A. Punke and Susan M. Punke,** HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 10th Civil District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Roger D. Wood, et ux, by Raymond L. Barrett, Clerk and Master, in a deed of record which is recorded in Deed Book 5247, Page 962, Register's Office for Davidson County, Tennessee, (RODCT), and a portion of that property which was conveyed to Roger D. Wood, et ux, by Hershel Rayburn Adcock, et ux, in a deed of record which is recorded in Deed Book 5751, Page 52, RODCT, said land being more particularly described as follows, to-wit:

Beginning at an iron pin (old), in the easterly margin of Greer Road, a corner of a tract of land which belongs to Steve J. Truman, having a deed reference in Instrument Number (I.N.) 20161121-0122772, RODCT, said iron pin (old), in the easterly margin of Greer Road, a common corner of said tract of land which belongs to Steve J. Truman, and a tract of land which belongs to Donald R. Driscoll, having a deed reference I.N. 20020909-108769, RODCT, S 21°35'43" W, 88.21 feet; thence, S 19°12'16" W, 22.94 feet; thence, S 19°48'49" W, 161.13 feet, to the point of beginning, the northwest corner of this tract and continuing with the boundary of said tract of land which belongs to Steve J. Truman, as follows: S 81°32'49" E, 289.16 feet to an iron pin (old); thence, S 77°02'18" E, 681.36 feet to an iron pin (old); thence, N 44°37'27" W, 331.13 feet to an iron pin (old); thence, N 01°51'43" E, 154.06 feet to an iron pin (old), a corner of said tract of land which belongs to Steve J. Truman, in the southerly boundary of said tract of land which belongs to Don Driscoll; thence, S 84°17'12" E, 386.67 feet to an iron pin (old), disturbed, a common corner of said tract of land which belongs to Don Driscoll, and a tract of land which belongs to Betty F. White, having a deed reference in Deed Book 9704, Page 551, RODCT; thence, S 85°02'37" E, 673.56 feet to an iron pin (old), in the southerly boundary of said tract of land which belongs to Betty F. White, a corner of a tract of land which belongs to O.I.C. Lakewood Farm, having a deed reference in Deed Book 5031, Page 812, RODCT; thence with the boundary of said tract of land which belongs to O.I.C. Lakewood Farm, as follows: S 31°26'05" W, 313.63 feet to an iron pin (new); thence, S 27°32'22" W, 266.73 feet to an iron pin (old), a common corner of said tract of land which belongs to O.I.C. Lakewood Farm, and a tract of land which belongs to William D. Patton, having a deed reference in Deed Book 5075, Page 422, RODCT; thence with the boundary of said tract of land which belongs to William D. Patton, as follows: N 74°54'34" W, 296.91 feet to an iron pin (old); thence, N 82°15'38" W, 501.66 feet to an iron pin (old), a common corner of said tract of land which belongs to William D. Patton, and a tract of land which belongs to Mitzi G. Ray, having a deed reference in I.N. 20120809-0071304, RODCT; thence, N 81°13'15" W, 838.79 feet to an iron pin (new), in the easterly margin of Greer Road, a corner of said tract of land which belongs to Mitzi G. Ray; thence with the easterly margin of Greer Road, as follows: with a curve to the left, having a radius of 200.00 feet, an arc distance of 182.40 feet, and a chord bearing and distance of N 42°56'25" E, 176.14 feet; thence, N 16°48'49" E, 4.87 feet, to the point of beginning,

as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated May 17, 2017.

For informational purposes only, survey states the subject property contains 12.23 acres, more or less.

Being part of the same property conveyed to Roger D. Wood and wife, Patricia Darlene Wood by deed from Raymond L. Barrett, Clerk and Master, dated January 27, 1978, recorded January 31, 1978, of record in Deed Book 5247, Page 962, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Roger D. Wood and wife, Patricia D, Wood by deed from Hershel Rayburn Adcock and wife, Janis C. Adcock, dated November 13, 1980, recorded June 1, 1981, of record in Book 5751, Page 52, Register's Office for Davidson County, Tennessee. The said grantees were granted a divorce by Final Decree of Divorce, entered on March 31, 2008, by the Eighth Circuit Court of Davidson County in Docket No. 06D-2796.

Further being the same property conveyed to Victoria (Wood) Stephens (sic) by Quitclaim Deed from Roger Dale Wood and Patricia Wood, dated January 15, 2019, recorded February 21, 2019, of record in Instrument No. 20190221-0015576, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Gregory Wood by Quitclaim Deed from Roger Dale Wood and Patricia Wood, dated January 15, 2019, recorded February 21, 2019, of record in Instrument No. 20190221-0015577, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Victoria Stephens and Gregory Wood by Quitclaim Deed from Victoria Stephens and Gregory Wood, dated March 13, 2020, recorded March 17, 2020, of record in Instrument No. 20200317-0029479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2 Greer Road, Goodlettsville, TN 37122.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 15th day of May, 2020.

Victoria Stephens

Gregory Wood

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Victoria Stephens and Gregory Wood**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of May, 2020.

Notary Public

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

My Commission expires: 03/21/2022

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022

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