Karen Johnson Davidson County
Batch# 763470 DEEDWARR
11/30/2021 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20211130-0158132

#36729

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36729-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2021. Notary Public My Commission Expires: 10/2/2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Suzanne L. Vine, Raymond A. Vine, III 630 Bristol Creek Drive, #25 Nashville, TN 37221	**Send Tax Bills To:** Suzanne L. Vine, Raymond A. Vine, III 630 Bristol Creek Drive, #25 Nashville, TN 37221	**Tax Information:** Map and Parcel No.: 142070J63000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Paul Puckett, Jr. and Lauren Puckett, formerly known as Lauren Nicole Jannetty, husband and wife**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Suzanne L. Vine and Raymond A. Vine, III, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 630 Bristol Creek Drive, #25, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2021.

Scott Paul Puckett, Jr.

Lauren Puckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Paul Puckett, Jr. and Lauren Puckett, formerly known as Lauren Nicole Jannetty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2021.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 (Unit 630), on the Plan of Bristol Creek Townhomes, as established by the Declaration of Covenants, Conditions, and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735; as amended in Instrument No. 20180301-0019441; and further amended in Instrument No. 20190607-0054760; said plan shown as Exhibit "C" attached to said Declaration, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Paul Puckett, Jr. and Lauren Nicole Jannetty, tenants in common, by Special Warranty Deed from Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190910-0091565, in the Register's Office of Davidson County, Tennessee, dated September 6, 2019 and recorded on September 10, 2019. The parties having since married and Lauren Nicole Jannetty is now known as Lauren Puckett..

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Bristol Creek Condominium of record in Instrument No. 20160603-0056419, as amended by instrument(s) of record in Instrument No(s). 20160922-0100077, 20170717-0071375 and Termination of Condominium and Cancellation of Declaration in Instrument No. 20171228-0131734; also subject to easements, rights and interests 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 building thereon.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171228-0131735, amended in Instrument No(s). 20180301-0019441 and 20190607-0054760, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160721-0075106, Register's Office for Davidson County, Tennessee.
5. Easement for Right of Way Deed for Highway Purposes, recorded in Book 5055, Page 553, Register's Office for Davidson County, Tennessee.
6. Easement for Public Utilities, recorded in Book 11406, Page 456, Register's Office for Davidson County, Tennessee.
7. Easement for Public Street Right of Way, recorded in Instrument No. 20160805-0081309, Register's Office for Davidson County, Tennessee.
8. Easement recorded in Instrument No. 20170921-0096819, Register's Office for Davidson County, Tennessee.
9. All matters shown on a survey by J. Alan Cummings, RLS #2351, dated 04-27-2016, a copy which is attached to Instrument Number 20160603-0056417, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 11/15/2021.

George E. Mudter, Jr.
Dated 11/15/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 11/15/2021

My commission expires 10/2/2023

