WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/20/01 09:23 2pgs
Fees:13.00 Taxes:447.70

20010720-0077013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/6/01

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Pruitt	SAME	050-03-0-B-050.00
(NAME)	(NAME)	
1206 Strawberry Cove	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thelma Hardy unmarried,**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn Pruitt a Single person,**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1206 Strawberry Cove, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our/my hands this 7/6/01.

Thelma Hardy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Thelma Hardy and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 7/6/2001

Commission expires: 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public

File No.: 11003559

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Mulberry Downs Phase I of record in Book 7900, page 84 through 88, Register's Office for said County.

Said Lot No. 50 fronts 48.30 feet on the easterly margin of Strawberry Cove and extends back 100.66 feet on the northerly line and 106.01 feet on the southerly line to a deed line in the rear measuring 46.24 feet thereon.

Being the same property conveyed to Thelma Hardy, unmarried by Deed from Phillips Builders Inc. dated 4/6/93, recorded 4/8/93 in Book 8911, page 708, Register's Office for Davidson County, Tennessee.
Property Address:
1206 Strawberry Cove
Nashville, Tennessee 37207