WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/31/02 08:48 2pgs
Fees:13.00 Taxes:251.60

20021231-0162355

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Vicki L. Brown Pruett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF ALABAMA AT LARGE (AFFIX SEAL) MY COMMISSION EXPIRES: June 24, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Miller	Guaranty Trust Company	Map 95
(NAME) 2258 Lebanon Road #45	(NAME) 640 Broadmor Boulevard, Suite 100	Group 03-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 45
(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,

Vicki L. Brown Pruett, and husband C. J. Pruett ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Miller, unmarried ,

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:

Being Unit No. 45, as described in the Master Deed of MAGNOLIA SQUARE CONDOMINIUM, of record in Book 6685, Page 253, Register's Office for said County, and as shown on the Plan of MAGNOLIA SQUARE CONDOMINIUM, appended as Exhibit B to the Master Deed of Trust in Book 6685, page 275, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vicki L. Brown, an unmarried person by deed from 1994-N2 Tennessee Associates, L.P. of record in Deed Book 11089, page 318, Register's Office for said County.

Said Vicki L. Brown having since married is joined in this conveyance by her husband C.J. Pruett.

For the purposes of this transaction Vicki L. Brown is also known as Vicki L. Brown Pruett.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in

the Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominiums, of record in Book 6685, page 253, and Book 8145, Page 301, and Book 10320, Page 582, Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Book 6684, Page 626, Register's Office for said County.

Plat sets out said property is subject to HOA.

By-Laws of record in Book 6685, Page 253, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2258 Lebanon Road #45, Nashville, TN 37214

(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 my/our hand(s) this 26th day of December, 2002.

x Vicki L Brown Pruett
Vicki L. Brown Pruett

x C.J. Pruett

STATE of Alabama
COUNTY of Jefferson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Vicki L. Brown Pruett and C. J. Pruett the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/26/2002

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Denise S DeLuna
Notary Public

File Number2211252
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122