WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 10:49 2 pgs
Fees:13.00 Taxes:259.00

20060321-0032213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 23, 2009.~~ 3/24/09

(AFFIX SEAL)

MELISSA T. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline D Smith	First Franklin Financial Corp., A Subsidiary of National City Bank of Indiana	50-20-46
(NAME)	(NAME)	
3612 & 3614 Willow Creek Ct.	320 Seven Springs Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20060237

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Ronnie Joe Pruitt and wife, Katherine M. Pruitt**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacqueline D Smith**, hereinafter called the GRANTEE, **his/her** 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 3612, 3614 Willow Creek Court, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of March, 2006.

Ronnie Joe Pruitt

Katherine M. Pruitt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Ronnie Joe Pruitt and wife, Katherine M. Pruitt, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ronnie Joe Pruitt and wife, Katherine M. Pruitt executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 10th day of March, 2006.

Commission expires: November 23, 2009

JEFFREY HAWKINS
NOTARY PUBLIC
OF TENNESSEE
SUMNER COUNTY

Jeffrey Hawkins Notary Public

EXHIBIT A

Being lot No. 410 on the Plan of Willow Creek Subdivision, Section II, of record in Plat Book 5200, page 630, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Property commonly known as: 3612 and 3614 Willow Creek, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Ronnie Joe Pruitt and wife, Katherine M. Pruitt by Warranty Deed from Secretary of Housing and Urban Development dated March 20, 1992 of record in Book 8582, Page 774, Register's Office for Davidson County, Tennessee.