THIS DOCUMENT PREPARED BY (AND AFTER
RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15168

Davidson County DEEDWARR
Recvd: 09/14/07 09:49 2 pgs
Fees:13.00 Taxes:664.15

20070914-0110247

Property Address:
709 Billie Jean, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Whitney Jackson FKA Whitney N. Holland and husband, Russell Jackson, and Amanda Ruth Ross, unmarried** , hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Amie D. Pruitt, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 12 on the Plan of Brookside Woods, Phase Two, Section Three, as shown by plat of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated November 22, 2002, and recorded December 2, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 20021202014768.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 28th day of August, 2007.

Whitney Jackson FKA Whitney N. Holland {Seal}

Whitney Jackson FKA Whitney N. Holland

Russell Jackson {Seal}

Amanda Ruth Ross {Seal}

Amanda Ruth Ross

State of TENNESSEE
County of Fayette

On this the 28th day of August, 2007, before me, the undersigned officer, personally appeared Whitney Jackson FKA Whitney N. Holland and Russell Jackson, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Joyce Wilson Ross
Notary Public

My Commission expires: 3-28-09

JOYCE WILSON ROSS
STATE OF TENNESSEE NOTARY PUBLIC
FAYETTE COUNTY, TN

State of TENNESSEE
County of Fayette

On this the 28th day of August, 2007, before me, the undersigned officer, personally appeared Amanda Ruth Ross, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

Betty C Whitaker
Notary Public

My Commission expires: 7-7-2010

BETTY C. WHITAKER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $179,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 31 of August, 2007.

Kevin Steinke
Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name of Owner and Property Address:
Amie D. Pruitt
709 Billie Jean
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
Primary Residential Mortgage Inc.
4750 West Wiley Post Way
#200
Salt Lake City, UT 84116

Tax Parcel ID#: 075-12-0-B-050.00CO