| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Williamson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER<br>IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.<br>Dorothy Faye Hood<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF<br>October, 2007.<br>Notary Public<br>MY COMMISSION EXPIRES: 12-13-2008<br>(AFFIX SEAL) |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203 | |

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Grove Park Construction, LLC | owner | MAP 131-2 |
| 1510 Adventure Ct. | | PARCEL 198 |
| Brentwood, TN 37027 | | |
| (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, **Ray E. Pruett, III and wife, DeAnn G. Pruett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grove Park Construction, LLC, a Tennessee Limited Liability Company**

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:

Land in Davidson County, Tennessee, being Lot number 4 of Block 6 on the Plan of Overton Hills, as of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said Lot number 4 fronts 100 feet on the southerly side of Overhill Drive, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Ray E. Pruett, III and wife DeAnn G. Pruett by deed recorded in Book 9957, page 292, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Any restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 843, page 66; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2019 Overhill, Nashville, TN 37212.**

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 hands this the 17th day of October, 2007.

Ray E. Pruett, III

DeAnn G. Pruett by Ray E. Pruett, III, her attorney-in-fact

Davidson County DEEDWARR
Recvd: 10/18/07 10:47 2 pgs
Fees:13.00 Taxes:1295.00

20071018-0123584

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray E. Pruett, III** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of October, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray E. Pruett, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the attorney-in-fact of DeAnn G. Pruett, the within named bargainor, and who acknowledged that he executed the within instrument on her behalf, having been so authorized to act, for the purposes therein contained.

Witness my hand and official seal this the 17th day of October, 2007.

My Commission expires 1-26-08

Notary Public

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN