WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

Subscribed and sworn to before me, this 12th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew V. Pruitt	Wells Fargo Bank, N.A.	094-02-0-043.00
(NAME)	(NAME)	
1706 Shelby Avenue	4101 Wiseman Blvd. Bldg 108	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony Emmanuel, married, and Gina A. Emmanuel, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew V. Pruitt, a single person**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 29, on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Anthony Emmanuel, by deed dated May 28, 2004, from Dierks Bentley, of record in Instrument No. 20040608-0067703, Register's Office for Davidson County, TN, and further conveyed to Anthony Emmanuel and Gina A. Emmanuel, both married, by Quitclaim Deed dated February 2, 2009, from Anthony Emmanuel, married, of record in Instrument No. 20090225-0016704, Register's Office for Davidson County, TN.

Spouse of Gina A. Emmanuel joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property.

Subject property is not now nor has ever been the primary residence of Anthony Emmanuel.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1706 Shelby Avenue, Nashville, Tennessee 37206

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.

BILL GARRETT, Davidson County
Trans:T20110051031 DEEDWARR
Recvd: 08/18/11 15:05 2 pgs
Fees:13.00 Taxes:684.50
20110818-0064085

Witness my/our hand(s) this 12th day of August, 2011.

Anthony Emmanuel

Gina A. Emmanuel

Jared E. Whitson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anthony Emmanuel; Gina A. Emmanuel; and Jared E. Whitson; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of August, 2011.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County