**This instrument prepared by and after recording, return to:**
**Marjorie Kaup Haines, Esq., BPR#026345**
**Kay B. Housch, P.C.**
**222 2nd Ave. North, Suite 310**
**Nashville TN 37201**

**File #2011-125**

BILL GARRETT, Davidson County
Trans:T20110072252 DEEDWARR
Recvd: 11/16/11 08:48 2 pgs
Fees:13.00 Taxes:192.40
20111116-0089315

# WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | |
|---|---|---|
| (NAME)<br>Phillip Baumgart, Trustee | (NAME)<br>Same as New Owner | Map & Parcel #<br>14809011400 |
| (STREET ADDRESS)<br>2479 Murfreesboro Rd, #162 | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>Nashville TN 37217 | (CITY) (STATE) (ZIP) | |

**FOR AND IN CONSIDERATION** of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ANNIE L. PRUTER,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **PHILLIP BAUMGART, TRUSTEE OF THE XYZ HOLDING TRUST NO. FB102 DATED NOVEMBER 10, 2011,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Locustwood, Section Four, as of record in Book 2330, page 137, Register's Office, Davidson County, Tennessee. Said Lot No. 36 fronts 80 feet on the easterly side of West Valley Drive and extends back between lines, 238.3 feet on the southerly line and 215.6 feet on the northerly line to a dead line in the rear which is a broken line and measures 83.2 feet thereon.

Being the same property conveyed to Annie L. Pruter by deed of record in Book 5486, page 637, Register's Office, Davidson County, Tennessee.

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value whichever is greater, for this transfer is $52,000.00.

Subscribed and sworn to before me this the 14th, November, 2011.

Pamela W. Nipper
Affiant

Marjorie A. Haines
Notary Public

My Commission Expires: 10-25-14

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-25-2014

This is improved property known as 3904 W Valley Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 14th day of November, 2011.

Annie L. Pruter by Pamela W. Nipper, Attorney-in-Fact
**Annie L. Pruter by Pamela W. Nipper, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

On this __ day of November, 2011, personally appeared before me, the undersigned, a Notary Public for said County and State, PAMELA W. NIPPER, Attorney-in-Fact for ANNIE L. PRUTER, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 2011

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-25-2014

Marjorie A. Haines, Notary Public
My Commission Expires: 10-25-14

**ENCUMBRANCES**

1. 2012 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of Locustwood, Section Four, as of record in Book 2330, page 137, Register's Office, Davidson County, Tennessee.
3. Subject to Easement for Sanitary Sewer, Storm Drainage, Watermains & Appurtenances granted to Metro Government of Nashville and Davidson County, Tennessee, of record in Book 6273, page 855, Register's Office, Davidson County, Tennessee.