(1)

BILL GARRETT, Davidson County
Trans:T20120016422 DEEDWARR
Recvd: 03/06/12 10:30 2 pgs
Fees:13.00 Taxes:510.60
20120306-0019502

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Melissa Haller.
Affiant

Subscribed and sworn to before me, this 2nd day of March, 2012.

Ashley S. Heath
Notary Public

My commission expires: 3-18-2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael J. Pruitt	**New Owner**	**Map\Parcel: 133-12-0-256.00**
3905 Eckhart Drive		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Terry White and wife, Josephine White

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Pruitt and Deandrea K. Pruitt, husband and wife

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 No. 72 on the Plan of Greenwood Hills - Section Four, as of record in Book 4955, Page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terry White and Josephine White by Warranty Deed from Metropolitan Nashville Airport Authority, dated December 14, 1993, of record in Book 9193, Page 576, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4955, Page 49, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5098, Page 743 and amended in Book 5871, Page 118 and Book 5893, Page 182, Register's Office for DAVIDSON County, Tennessee.
Avigation Easement to Metropolitan Nashville Airport Authority of record in Book 9193, Page 579, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3905 Eckhart Drive, Nashville, TN 37211.

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 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 my/our hand(s) this 2nd day of March, 2012.

Terry White

Terry White

Josephine White

Josephine White

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Terry White and wife, Josephine White , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public

My Commission Expires: 9/18/2012

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120088DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027