WARRANTY DEED

G-VRES-12-2364

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-10-

(AFFIX SEAL)

LAURIE HOBBS O'HARA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alarick Pruitt	Primary Residential (NAME)	
2364 Zermatt Avenue (ADDRESS)	4750 W Wiley Post Way (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Salt Lake City UT 84116 (CITY) (STATE) (ZIP)	161-15-B-1.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CYNTHIA L. MARTIN AND MARTIN DAVID TERRIEN, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALARICK PRUITT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1, ROSEMONTE TOWNHOMES, PHASE 1, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20051117-0138877, AMENDED IN INSTRUMENT NO. 20070517-0059078, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CYNTHIA L. MARTIN, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JACKIE LYNN COTHRON, AN UNMARRIED WOMAN, RECORDED ON THE 5TH DAY OF MARCH, 2009 IN INSTRUMENT NO. 20090305-0019514, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

CYNTHIA L. MARTIN HAVING SINCE MARRIED. MARTIN DAVID TERRIEN JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL MARTIAL INTEREST HE MAY HAVE TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051117-0138877 AND INSTRUMENT NO. 20070517-0059078; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20051122-0141352 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2364 Zermatt Avenue, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120061134 DEEDWARR
Recvd: 08/16/12 09:59 2 pgs
Fees:13.00 Taxes:480.63
20120816-0073375

Witness my/our hand(s) this 26th day of July, 2012.

Cynthia L. Martin

Martin David Terrien by Cynthia L. Martin,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cynthia L. Martin, 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.

Witness my hand and official seal, this the 26th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of July, 2012, before me personally appeared Cynthia L. Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martin David Terrien and who acknowledged she executed the same as the free act and deed of the said Martin David Terrien.

Witness my hand and official seal, this the 26th day of July, 2012.

Notary Public

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903