This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address:
Rene Woodruff & Christine Willson
397 Bonnavale Drive
Hermitage, TN 37076

MAP: 07050
PARCEL: 068.00
GROUP:

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

Send Tax Bills to:
US Bank NA
PO Box 20005
Owensboro, KY 42304-0005

WARRANTY DEED

THIS INDENTURE, made this 7th day of September, 2012 between

Jack Houston Pruett, Jr. and Pamela Jael Pruett Salter

of Sumner and Williamson Counties, Tennessee, hereinafter referred to as **Grantor**, and

Rene Woodruff, a single man and Christine Willson, a married woman

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 871 on the Map of Hermitage Hills Subdivision, Section 8, as of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee. Said Lot No. 871 fronts 90.00 feet on the Southerly margin of Bonnavale Drive and extends back between lines 185.77 feet on the Westerly line and 156.9 feet on the Easterly line to a dead line in the rear on which it measures 74.0 feet.

Being the same property conveyed to Jack Houston Pruett, Sr. by Quitclaim Deed dated 6/28/84 from Norma B. Pruett of record in Book 6333, Page 28, and by Warranty Deed from A.H. Johnson and wife, Malvin Johnson dated 8/26/65 of record in Book 3930, Page 268, Register's Office for Davidson County, Tennessee. Jack Houston Pruett, Sr. now being deceased, having died on 12/4/11, leaving Jack Houston Pruett, Jr. and Pamela Jael Pruett nka Pamela Jael Salter and his only heirs at law. Affidavit of Heirship of record in Instrument Number 20120911-0082466.

This is (X) improved ( ) unimproved property known as: 397 Bonnavale Drive, Hermitage, TN 37076.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

BILL GARRETT, Davidson County
Trans:T20120068236 DEEDWARR
Recvd: 09/11/12 14:08 2 pgs
Fees:13.00 Taxes:355.20

20120911-0082467

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jack Houston Pruett, Jr. **Pamela Jael Pruett Salter**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jack Houston Pruett, Jr. and Pamela Jael Pruett Salter, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of September, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $96,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of September, 2012.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY