WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 535 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTY A. DeBUSK	Franklin American Mortgage Company	MAP 128-15 B PARCEL 309CO
(NAME)	(NAME)	
309 POST CREEK ROAD	501 Corporate Center Dr., Suite 400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **MICHAEL WAYNE PRUITT**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTY A. DeBUSK**, HEREINAFTER CALLED THE GRANTEE, HER 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. 309 on the Plan of Post House-Bellevue Condominium, Phase II, shown as Exhibit "B" to the Master Deed of record in Book 6838, page 445 as amended and made applicable in Book 6846, page 811, Book 6846, page 816; Book 6846, page 821; Book 8044, page 195; Book 8047, page 867; Book 8101, page 562, and Book 8626, page 588, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MICHAEL WAYNE PRUITT by deed dated 6/18/07 of record in Instrument No. 20070702-0078921, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 309 POST CREEK ROAD, NASHVILLE, TN 37221
(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 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.

Witness my hand this 1st day of October, 2012.

Michael Wayne Pruitt
MICHAEL WAYNE PRUITT

BILL GARRETT, Davidson County -
Trans:T20120074422 DEEDWARR
Recvd: 10/02/12 13:37 2 pgs
Fees:13.00 Taxes:395.90

20121002-0089806

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, MICHAEL WAYNE PRUITT the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2012

Commission expires: 10-28-2015

Notary Public

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.