THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF March, 2013. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pruett Investment Club	OWNER	MAP 131-07
4411 Hunt Place	1718 WARFIELD Dr	PARCEL 63
Nashville, TN 37215	Nashville, TN 37215	
(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, WE, **M. Ralph Seta, Jr. Trustee of the M. Ralph Seta, Jr. Trust under agreement dated November 29, 2001 and Angeline S. Freeman Truluck Trustee of the Angeline S. Freeman Trust under agreement dated November 29, 20 and Jennette S. Rowe, Trustee of the Jennette S. Rowe trust under agreement dated November 29, 2001,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pruett Investment Club, a Tennessee General Partnership,** 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 number 8 on the Map of Hunt Terrace, Part One, as of record in Book 1130, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jenette S. Rowe, Trustee of the Jennette S. Rowe Trust under agreement dated November 29, 2001 and M. Ralph Seta, Jr., Trustee of the M. Ralph Seta Jr. Trust under agreement dated November 29, 2001 and Angeline S. Freeman, Trustee of the Angeline S. Freeman Trust under agreement dated November 29, 2001, recorded as instrument 20090924-0088786, dated March 3, 2009, said Register's Office. Angeline S. Freeman is now known as Angeline S. Freeman Truluck.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4411 Hunt Place, Nashville, TN 37215.**

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 our hands this the 19 day of March, 2013.

Jennette S. Rowe Trust under agreement dated November 29, 2001

BY: Jennette S. Rowe, Trustee
Jennette S. Rowe, Trustee

M. Ralph Seta, Jr. Trust under agreement dated November 29, 2001

BY: M. Ralph Seta, Jr. Trustee
M. Ralph Seta, Jr., Trustee

Angeline S. Freeman Trust under agreement dated November 29, 2001

BY: Angeline S. Freeman Truluck, Trustee
Angeline S. Freeman Truluck, Trustee

BILL GARRETT, Davidson County
Trans:T20130024290 DEEDWARR
Recvd: 03/26/13 09:48 2 pgs
Fees:13.00 Taxes:925.00
20130326-0029416

STATE OF ALABAMA
COUNTY OF MOBILE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Angeline S. Freeman Truluck,** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Angeline S. Freeman Trust under agreement dated November 29, 2001** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Angeline S. Freeman Truluck as such **Trustee.**

Witness my hand and seal this the 14 day of March, 2013.

My Commission expires 5-6-14

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennette S. Rowe. with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Jennette S. Rowe Trust under agreement dated November 29, 2001** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Jennette S. Rowe. as such **Trustee.**

Witness my hand and seal this the 19 day of March, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared M. Ralph Seta, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **M. Ralph Seta, Jr. Trust under agreement dated November 29, 2001** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said M. Ralph Seta, Jr. as such **Trustee.**

Witness my hand and seal this the 11 day of March, 2013.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public