RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31479
(Davidson County File Box 9-B)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100115

BILL GARRETT, Davidson County
Trans:T20130102953 DEEDWARR
Recvd: 12/09/13 12:38 2 pgs
Fees:13.00 Taxes:11414.50
20131209-0124810

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,085,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2013.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Craig Goguen, Trustee Trista Goguen, Trustee 224 Ensworth Place Nashville TN 37205	New Owner	Tax Parcel ID No. 11604007800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Robert Pruett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig P. Goguen and Trista M. Goguen, Trustees of The CTG Family Trust under agreement dated May 30, 2012, amended October 24, 2013**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Plan of Resubdivision of Lots 1 and 2 of Mariutto's Three Lot Subdivision as of record in Plat Book 6050, Page 485, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Marcia Lynette Pruett, being one and the same as Marcia L. Pruett to Charles Robert Pruett, being one and the same as Charles R. Pruett as recorded on the 4th day of June, 2013 in Instrument No. 20130604-0056147; Quitclaim Deed from W. William Davis, Trustee of the Ensworth Avenue Revocable Trust Agreement, dated 29th day of April, 2005 to Charles R. Pruett and wife, Marcia L. Pruett as recorded on the 11th day of May, 2005 in Instrument No. 20050511-0053343 and Warranty Deed from The Marchetti Company, a Tennessee Corporation to W. William Davis, Trustee of the Ensworth Avenue Revocable Trust Agreement, dated 29th day of April, 2005 as recorded on the 11th day of May, 2005 in Instrument No. 20050511-0053341, in the Register's Office of Davidson County, Tennessee. See also Quitclaim Deed from The Marchetti Company to Charles Robert Pruett, of record as Instrument No. 20131209-0124809, RODC, TN.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6050, Page(s) 485 and Plat Book 421, Page 175.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 615, Page 576 and Book 1371, Page 597.

Grant of Utility Line Easement recorded at Instrument No. 20050601-0061497.

This is improved property located at 224 Ensworth Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of December, 2013.

Charles Robert Pruett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Robert Pruett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014