File By
24B

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20140054436 DEEDWARRSP
Recvd: 07/28/14 14:21 3 pgs
Fees:18.00 Taxes:484.70
20140728-0066926

ADDRESS NEW OWNER:
Burkett Homes, Inc.
P. O. Box 2282
Hendersonville, TN 37075

SEND TAX BILL:
Burkett Homes, Inc.
P. O. Box 2282
Hendersonville, TN 37075

MAP AND PARCEL: 08313025900

State of Tennessee
County of Williamson

The actual value or consideration, whichever is greater, for this transfer is $131,000.00.

Peggy D Mathes Adm
AFFIANT

Subscribed and sworn to before me this 24th day of July, 2014.

A B Waddell
NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator to the Estate of Michael Wayne Pruitt**, hereinafter the "Grantor(s)", pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-74, has this day bargained and sold, and does hereby transfers and conveys unto **Burkett Homes, Inc.,** a Tennessee corporation, its successor and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 72 on the plan of Blakemore & Cummings Addition to Nashville of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond C. Pruitt and wife, Edna Pruitt by deed from John Grooms, Sr., single, dated 4/11/86, of record in Book 6827, page 678, Register's Office for Davidson County, Tennessee. Further conveyed to Michael Wayne Pruitt by Quitclaim Deed from Raymond C.

Pruitt and wife, Edna Pruitt of record in Instr. No. 20050701-0076041, said Register's Office. Michael Wayne Pruitt died on December 18, 2013 intestate. Pursuant to an Order of the Seventh Circuit Court, Probate Division, Docket No. 14P-74, declared his Estate to be insolvent and so ordered Peggy D. Mathes, Administrator to the Estate of Michael Wayne Pruitt to sell the property at Public Auction.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees;; all matter on the plan of record in Book 57, page 70, said Register's Office. Any and all easements located on the property. Subject to parties in possession.
This property is being sold as is.

This is improved property known as: 510 South 13th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract of 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.

And now **Peggy D. Mathes, Administrator to the Estate of Michael Wayne Pruitt**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Burkett Homes Inc. , a Tennessee Corporation**, its successors and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of July, 2014.

THE ESTATE OF MICHAEL WAYNE PRUITT

Peggy D. Mathes, Adm

Peggy D. Mathes
Administrator

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Peggy D. Mathes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Administrator, of Peggy D. Mathes, Administrator to the Estate of Michael Wayne Pruitt, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 24th day of July, 2014.

NOTARY PUBLIC Ann B. Waddell

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: October 05, 2015