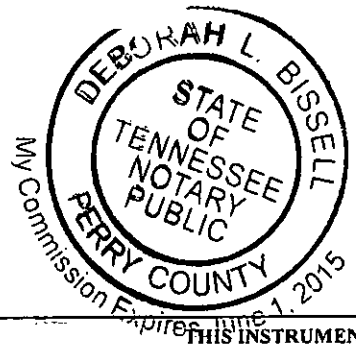
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Montague	Quicken Loans Inc.,	Map 117-8-B
(NAME) 115 Stokeswood Place	(NAME) P.O.Box 6577	Parcel 13 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Carol Stream, IL 60197	
(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, **REBECCA LEE SANDS PRUETT, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH MONTAGUE**, 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 Unit No. 13 on the Plan of Revised Plan of Stokeswood Condominium, according to the Master Deed of record in Book 6441, page 577, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6200, page 438, as amended in Book 6250, page 845, said Register's Office, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rebecca Lee Sands by deed from Peggy Jean Benson, unmarried, of record in Instrument No. 20060705-0079940, said Register's Office. Rebecca Lee Sands has since married and is now known as Rebecca Lee Sands Pruett.

Grantor warrants that she has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6200, page 438 and Book 6250, page 845, said Register's Office; (c) Master Deed and Bylaws of record in Book 6441, page 577, Book 6441, page 611, Book 6453, page 620 and Book 6923, page 777, said Register's Office; and (d) easement of record in Book 6779, page 669, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 115 Stokeswood Place, Nashville, TN 37215
F/K/A 3404 Richards Street, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20140071838 DEEDWARR
Recvd: 09/25/14 08:54 2 pgs
Fees:13.00 Taxes:1191.40
20140925-0088117

Witness my hand this 19 day of September, 2014.

Rebecca Lee Sands Pruett

Rebecca Lee Sands Pruett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Lee Sands Pruett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of September, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1369