WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080240 DEEDWARR
Recvd: 10/24/14 10:28 2 pgs
Fees:13.00 Taxes:895.40

20141024-0098191

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2014

Notary Public

MY COMMISSION EXPIRES: March 08, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Jones	Joshua Jones	173150A07300CO
(NAME)	(NAME)	
132 Claybrook Lane	132 Claybrook Lane	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Cane Ridge, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Preston W. Pruitt and Karen U. Pruitt, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joshua Jones and Meredith Jones, husband and wife,** 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 No. 73 on the Plan of Mill Run Subdivision, Phase 1-A, of record in Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Preston W. Pruitt and Karen U. Pruitt, Husband and Wife, by deed from The Craig Company, recorded on March 23rd, 2004, of record in Instrument No. 20040323-0032711, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record, including but not limited to Restrictive covenants contained in an instrument of record in Book 11675, Page 472, Instrument No. 20000215-0015152, Instrument No. 20020701-0079016, and Instrument No. 20021121-0144876, said Register's Office.; (3) All easements of record including Transmission Line Easement of record in Book 3933, Page 359, said Register's Office, Sewer Easement of record in Book 10448, page 188, said Register's Office ; (4) All visible easements; (5) All matters appearing on the plan of record in Instrument No. 20010608-0060668, also subject to Book 11700, Page 27-28, said Register's Office. ; (6) All applicable governmental and zoning regulations. (7) Quitclaim Deed as to Open Space / Common Area of record in Instrument No. 20011219-0139981, and Instrument No. 20000217-0016180, said Register's Office. (8) Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office. (9) Storm Water Agreement of record in Instrument No. 20010405-0033586, said Register's Office. (10) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20011024-0116286, said Register's Office. (11) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20111117-0089838, said Register's Office.

This is improved ☑ property, known as 132 Claybrook Lane, Antioch, TN 37013*

Initials _____ Initials _____

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*aka 132 Claybrook Lane, Cane Ridge, TN

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/our hands this 23rd day of October, 2014.

Preston W. Pruitt

Karen U. Pruitt

State of Tennessee
County of Williamson .

Personally appeared before me Preston W. Pruitt and Karen U. Pruitt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2014.

Notary Public Brenda R. Lehman
My Commission Expires: March 08, 2015

File No.: 10077

