WARRANTY DEED

File #14252

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

BOX 50-B

RETURN TO:

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny Howard and Blake Howard	OWNER	-147-10-0-164.00
(NAME)	(NAME)	
3601 Wilbur Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Jaime L. Pruett Wall, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny Howard and Blake Howard, wife and husband,** CALLED THE GRANTEE, HIS 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. 22 on the Plan of Whispering Hills Section I of record in Plat Book 2331, Pages 82 through 84, inclusive, as amended in Book 2797, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jaime L. Pruett by Deed from Jeffrey D. Smarr and wife, Shelby M. Smarr dated 3-15-05 and recorded in Instrument No. 20050322-0031304, Register's Office for Davidson County, Tennessee. Thence being the same property conveyed to Jaime L. Pruett and Chris Wall by deed from Jaime L. Pruett dated 3-15-05 and recorded in Instrument No. 20050322-0031307, Register's Office for Davidson County, Tennessee. Thence being the same property conveyed to Jaime L. Pruett Wall by Quitclaim deed from Chris Wall of record in Instrument No. 20110714-0053926, Register's Office for Davidson County, Tennessee, dated July 1, 2011 and recorded on July 14, 2011.

unimproved ☐
This is improved ☒ property, known as 604 Durrett Drive, Nashville, TN 37211

(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:T20140091233 DEEDWARR
Recvd: 12/05/14 12:21 2 pgs
Fees:13.00 Taxes:658.23
20141205-0111693

Witness my hand this 3rd day of December, 2014.

Jaime L. Pruett Wall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jaime L. Pruett Wall, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that
he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2014..

My commission expires: 8-23-16

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016