BILL GARRETT, Davidson County
Trans:T20150015767 DEEDWARR
Recvd: 03/04/15 08:53 2 pgs
Fees:13.00 Taxes:706.70

20150304-0018725

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$191,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF February, 2015.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Griffin 113 Lakeside Court Hermitage, TN 37076	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	086-10-0-A-004.00CO

For and in 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, we,

The Roger Allan Pruyn and Katherine G. Pruyn Revocable Living Trust dated 8/23/06
Roger Allen Pruyn and Katherine G. Pruyn, Trustees

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Sandra Griffin, married

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:

Being Lot No. 4 on the Plan of Hermitage Highlands, of record in Instrument Number 20030422-0052784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Roger A. Pruyn by Deed from George Dunn d/b/a George Dunn Contractors dated June 16, 2004 of record in Instrument Number 20040624-0075284 and re-recorded in Instrument Number 20040823-0101565, Register's Office for Davidson County, Tennessee. Property was further conveyed to The Roger Allan Pruyn and Katherine G. Pruyn Revocable Living Trust dated 8/23/06 Roger Allen Pruyn and Katherine G. Pruyn, Trustees by Quitclaim Deed from Roger Allan Pruyn and Katherine G. Pruyn dated September 1, 2006 of record in Instrument Number 20060901-0108629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20030422-0052784, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20030416-0050698, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Instrument Number 20030708-0093272, Register's Office for Davidson County, Tennessee.
5) Property is subject to Stormwater Detention Agreement of record in Instrument Number 20030220-0022711, Register's Office for Davidson County, Tennessee.
6) Property is subject to Conveyance for all Common Area, Open Space and Landscape Buffers of record in Instrument Number 20030708-0093271, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 113 Lakeside Court, Hermitage, TN 37076
(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.

Witness our hand(s) this 27th day of February, 2015.

Roger Allan Pruyn, Trustee

Katherine G. Pruyn, Trustee 2/27/15

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Roger Allan Pruyn and Katherine G. Pruyn, Trustees with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged the they are the Trustees of the The Roger Allan Pruyn and Katherine G. Pruyn Revocable Living Trust dated 8/23/06 and is authorized by the The Roger Allan Pruyn and Katherine G. Pruyn Revocable Living Trust dated 8/23/06 to execute this instrument on behalf of the Trust.

Witness my hand, this 20th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076