Warranty Deed

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2015.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: January 11, 2017
(AFFIX SEAL)

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
James Doherty and Alisha Doherty 236 Bonnalynn Drive Hermitage, TN 37076	New Owner	075-09-124

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,

Roger Allan Pruyn and Katherine G. Pruyn Co-Trustees of the Roger Allan Pruyn and Katherine G. Pruyn Trust Revocable Living Trust

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

James S. Doherty and Alisha Doherty, 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. 226 on the Revised Plan of Section Two, Hermitage Hills, of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roger Allan Pruyn and Katherine G. Pruyn Co-Trustees of the Roger Allan Pruyn and Katherine G. Pruyn Trust Revocable Living Trust by Deed from Liz Hernandez, unmarried, dated December 1, 2009 of record in Instrument Number 20091208-0112147, 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 Plat Book 2900, Page 112, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is property known as: **236 Bonnalynn Drive, 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.

BILL GARRETT, Davidson County
Trans:T20150032068 DEEDWARR
Recvd: 04/28/15 11:04 2 pgs
Fees:13.00 Taxes:518.00
20150428-0037890

Witness our hand(s) this 22nd day of April, 2015.

Roger Allan Pruyn, Co-Trustee

Katherine G. Pruyn, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Roger Allan Pruyn and Katherine G. Pruyn**, 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 Co-Trustees of the Roger Allan Pruyn and Katherine G. Pruyn Trust Revocable Living Trust and are authorized by the Trust, to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 22nd day of April, 2015.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

My Commission Expires: 9-11-17

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