**This document prepared by (and after recording return to):**

**Name:** **William Davis, Attorney, P.C.**
**Address:** **219 Ward Circle, Ste 5**
**City, State, Zip:** **Brentwood, TN, 37027**
**Phone:** **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150035613 DEEDWARR
Recvd: 05/08/15 09:32 3 pgs
Fees:18.00 Taxes:2423.50
20150508-0042187

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## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John M. Pruitt and wife, Cathy H. Pruitt,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Patrick L. Slota and wife, Lisa W. Slota**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 140, on the Plan of Phase Nine, Brandywine Pointe, of record in Plat Book 9700, page 184,
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 John M. Pruitt and wife, Cathy H. Pruitt by deed dated April 30, 2003 from Kenneth R. Speakman and wife, Reba Speakman, Trustees under the Revocable Speakman Family Living Trust dated May 19, 1998 of record as Instrument No. 200305010058191, Register's Office for Davidson County, Tennessee.

MAP AND PARCEL: 64-3B-127CO.

This property is known as1432 Shannon Place, Old Hickory, TN 37138

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 1st day of May, 2015.

John M. Pruitt -Grantor

Cathy H. Pruitt -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John M. Pruitt and Cathy H. Pruitt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Patrick L. Slota & Lisa W. Slota | New Owner |
| 1432 Shannon Place | |
| Old Hickory, TN 37138 | |

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$655,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15th day of May, 2015.

Affiant

(Seal)

Notary Public

My commission expires:

1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY