THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~351,900.00~~. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2015. Notary Public MY COMMISSION EXPIRES: 1-7-16 (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia Pruitt and Brian Pruitt	NEW OWNER	
8942 Old Charlotte Pike		112000 15200
Pegram, TN 37143		
(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, WE, **Tommy E. Cox and wife, Cathy D. Cox,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Pruitt and husband, Brian Pruitt,**

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, and Cheatham County, Tennessee, being Lot No. 1 on the Plan of Peaceful Acres Subdivision of record in Plat Book 6050, Page 412, in the Register's Office for Davidson County, Tennessee, and of record in Plat Book 4, Page 88, Register's Office for Cheatham County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tommy E. Cox and wife, Cathy D. Cox by warranty deed from Robert E. Woodard and wife, Gladys Woodard of record in Book 9313, page 87, Register's Office for Davidson County, Tennessee, dated 04/14/1994 and recorded on 04/14/1994; also recorded on 04/20/1994 in Book 349, Page 160, Register's Office for Cheatham County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8942 Old Charlotte Pike, Pegram, TN 37143.**

BILL GARRETT, Davidson County
Trans:T20150042947 DEEDWARR
Recvd: 06/02/15 13:07 2 pgs
Fees:13.00 Taxes:1302.03
20150602-0051122

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 hands this the 1st day of June, 2015.

Tommy E. Cox

Cathy D. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tommy E. Cox and Cathy D. Cox,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE