This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015060031

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $155,000.00

Sworn to and subscribed before me this 10th day of August, 2015.

Dennis Davis
Affiant

Notary Public

BILL GARRETT, Davidson County
Trans:T20150068462 DEEDWARR
Recvd: 08/14/15 11:45 2 pgs
Fees:13.00 Taxes:573.50
20150814-0081733

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

Address of New Owner:
Dennis & Ronna Davis
203 Edgebrook Road
Goodlettsville, TN 37072

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
03311002700

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Carl Pride** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dennis Davis and Ronna Davis, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Blair Manor of record in Plat Book 3300, Page 32, 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 Nancy S. Pride (Nancy L. Pride and Nancy S. Pride are one and the same person) by Quitclaim deed from Nancy L. Pride, widow of record in Instrument No. 20130905-0094004 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 5, 2013. (Value of consideration shown in aforementioned deed $0.00.) The said Nancy L. Pride has since died on January 20, 2015, vesting of title passing to Carl Michael Pride as evidenced by the Affidavit of Heirship recorded in the Register's Office for Davidson County in Instrument No. 20150814-0081732.

This is improved property known as **203 Edgebrook Road, Goodlettsville, TN 37072.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this10th day of August, 2015.

Michael Carl Pride

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael Carl Pride, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand ~~and~~ seal, this 10th day of August, 2015.

Notary Public

(SEAL)

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019