154-243

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Timothy Jacob Pruitt
808 Stone Flower Court
Nashville, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE
Farmington Mortgage, div. of CapStar Bank
2002 Richard Jones, Suite 300A
Nashville, Tennessee 37215

MAP 164
GROUP 16 0A
PARCEL 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Timothy Jacob Pruitt, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 127, Section Three, Meadow Woods of Record in Instrument No. 20000921-0094039, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eric Sox and George Brandt by deed from Brock & Scott PLLC, dated June 1, 2015, of record in Instrument No 20150610-0054668, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 20000921-0094039, page , said Register's Office.
3) Property is subject to all matters affecting said premises as contained in Storm Water Detention
4) Agreement, and recorded Book 11387, Page 931, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Restrictions, and recorded Book 10666, Page 748, and Instrument No. 20000524 0051988, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as 808 Stone Flower Court, Nashville, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy Jacob Pruitt, an unmarried man, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons

BILL GARRETT, Davidson County
Trans:T20150075010 DEEDWARR
Recvd: 09/02/15 14:29 2 pgs
Fees:13.00 Taxes:554.63
20150902-0089539

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 28th day of August 2015.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox and George Brandt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of August 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of August 2015.

NOTARY PUBLIC
My Commission Expires: ~~October 30, 2016~~ My Commission Expires

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY