BILL GARRETT, Davidson County
Trans:T20150075253 DEEDWARR
Recvd: 09/03/15 09:54 3 pgs
Fees:18.00 Taxes:503.20
20150903-0089845

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156274

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015.

NOTARY PUBLIC

My commission expires: 4/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Thompson 2810 Fortland Dr. Apt. A Nashville, TN 37206	Same address as new owner	075 11 0 106.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Six Thousand and 00/100 Dollars ($136,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THERESA G. PRUETT AND TOMMY RILEY**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ANTHONY THOMPSON, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 5210, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Carolyn Fitzer, single, by Deed dated July 24, 2003 and recorded July 30, 2003, of record in Instrument No. 20030730-0107637, in the Office of the Register of Deeds of Davidson County, Tennessee. The said Carolyn Fitzer having since died and Theresa G. Pruett was appointed Executor of her Estate. THEREAFTER, being the same property conveyed to Theresa G. Pruett and Tommy Riley, by Quit Claim Deed dated April 10, 2008 and recorded May 1, 2008, of record in Instrument No. 20080501-0044250, in the office aforesaid.

The address of the herein described property is believed to be 121 Belgium Ct, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 5210, page 125; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 7th day of August, 2015.

TGP

THERESA G. PRUETT

STATE OF GEORGIA
COUNTY OF COBB

Personally appeared before me, a Notary Public, Theresa G. Pruett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of August, 2015.

TYEASHA M MINOR
NOTARY PUBLIC
NEWTON COUNTY
STATE OF GEORGIA
My Commission Expires March 29, 2016

Tyeasha M. Minor
Notary Public

Tyeasha Minor
Printed Notary Name

My commission expires: 3/29/2016

WITNESS MY HAND, this the 7th day of August, 2015.

TOMMY RILEY

STATE OF OHIO
COUNTY OF Mahoning

Personally appeared before me, a Notary Public, Tommy Riley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of August, 2015.

Notary Public

Valerie L. Pinkins
Printed Notary Name

My commission expires: March 27, 2017

VALERIE L PINKINS - NOTARY PUBLIC
COMM. EXP: MAR 27, 2017
STATE OF OHIO