Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0645HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 14th day of September, 2015.

Notary Public
Commission Expires: 10/18/2016

DIANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150078981 DEEDWARR
Recvd: 09/17/15 09:34 2 pgs
Fees:13.00 Taxes:451.40
20150917-0094280

Address of New Owner	Send Tax Bills To:	Map & Parcel
Meghan D'Amico 3007 Hillhurst Dr. Nashville, TN 37207	Bank of Tennessee 165 Indian Lake Blvd #107 Hendersonville, TN 37075	060-07-0-048.00

WARRANTY DEED

FOR AND IN 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, I/WE,

David C. Pruett, Executor of the Estate of Robert N. Pruett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Meghan D'Amico, a single woman

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 the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being Lot No. 70 on the Plan of Hillhurst Acres, Section One, as of record in Book 2331, Pages 50 and 51, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
BEING the same property conveyed to Robert N. Pruett and wife, Mildred O. Pruett by Warranty Deed from Charles R. Hazelwood and wife, Mary K. Hazelwood, dated 8/16/57 and recorded 8/19/57 in Book 2694, Page 33, Register's Office for Davidson County, Tennessee.

The said Mildred O. Pruett reportedly predeceased Robert N. Pruett on 10/20/89, and the said Robert N. Pruett died testate on 6/10/15. Pursuant to his Last Will and Testament filed 7/23/15 in Docket No. 15P1157 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), David C. Pruett was appointed as Executor

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3007 Hillhurst Dr., Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of September, 2015.

David C. Pruett, Executor

David C. Pruett, Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David C. Pruett, Executor of the Estate of Robert N. Pruett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of September, 2015.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)