WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090376 DEEDWARR
Recvd: 10/23/15 09:50 2 pgs
Fees:13.00 Taxes:1401.93
20151023-0107951

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $378,900.00.

Affiant

Subscribed and sworn to me on September 22, 2015

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28770SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger Woolett and Mary Woolett 8942 Old Charlotte Pike Pegram, TN 37143	JPMorgan Chase Bank, N.A. 1111 Polaris Parkway, FL 4J Columbus, OH 43240-2050	112-00-0-152.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alicia Pruitt and Brian Pruitt, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Roger Woolett and Mary Woolett, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson/Cheatham County, State of Tennessee, described as follows:

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 Alicia Pruitt and husband Brian Pruitt, by Instrument No. 20150602-0051122, Davidson County, Tennessee and of record as Record Book 501, page 1599, Register's Office for Cheatham County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson/Cheatham County and Pegram City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Plat Book 6050, page 412, Register's Office for Davidson County, Tennessee and of record in Plat Book 4, page 88, Register's Office for Cheat ham County, Tennessee.
3. TVA Transmission Line Easement of record in Book 4217, page 588, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 8942 Old Charlotte Pike, Pegram, TN 37143.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 14th day of September, 2015.

Alicia Pruitt

Brian Pruitt

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 22, 2015, before me personally appeared Alicia Pruitt and Brian Pruitt to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 22, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 6-11-2017