WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150100131 DEEDWARR
Recvd: 11/24/15 15:20 2 pgs
Fees:13.00 Taxes:144.86

20151124-0119359

VALERIE L. KNOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hope L. Pruitt	Same as new owner	036-00-0-020.00
(NAME)	(NAME)	
4971 Little Marrowbone Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ronnie Joe Pruitt, Sr. and wife, Katherine Marie Pruitt,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hope L. Pruitt,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 14th, (formerly 24th) Civil District of Davidson County, State of Tennessee, known as the Setters Place, described as follows:

Being a strip of land fronting 190 feet on Little Marrow Bone Road, and running back between parallel lines 136 feet more or less, to the center of Little Marrow Bone Creek, and being that portion of the land excluded from the deed to Woodrow E. Dye and wife, from William D. Wilkerson, of record in Book 1855, page 292, Register's Office for Davidson County, Tennessee, and being part of the property described in the deed from A. B. Ricks and wife, of record in Book 1517, page 38, said Register's Office.

Being the same property conveyed to Ronnie Joe Pruitt, Sr. and wife, Katherine Marie Pruitt, by Installment Deed from Oplis E. Reynolds and wife, Dorothy C. Reynolds, dated February 16, 1980, of record in Book 5567, page 465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015 and the right of way of Little Marrowbone Road.

unimproved ☐

This is improved ☑ property, known as 4971 Little Marrowbone Road, Ashland City, TN 37015
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 20th day of November, 2015.

Ronnie Joe Pruitt, Sr.

Katherine Marie Pruitt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ronnie Joe Pruitt, Sr. and Katherine Marie Pruitt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 20th day of November, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21851

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017