# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF FEBRUARY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-3-2016

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 3, 2016 FAMILY SEXTON

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 105 Glen Oak Blvd, Suite 101, Hendersonville, TN 37075
file # 16-1650H

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Randall Pryor and Karla Galvez-Pryor | | 063-04-0-029.00 |
| 104 Paula Drive | | |
| Old Hickory, TN 37138 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**ANG HOMES, INC.**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**RANDALL PRYOR AND KARLA GALVEZ-PRYOR, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 in Section B, on the Plan of Laurel Heights Subdivision of record in Plat Book 3600, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alexandra Colleen Terry, married by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20150824-0085175 Register's Office for Davidson County, Tennessee, dated August 19, 2015 and recorded on August 24, 2015.

Being the same property conveyed to ANG Homes, Inc. by Quitclaim deed from Alexandra Colleen Terry, married of record in Instrument No. 20151013-0104161 Register's Office for Davidson County, Tennessee, dated October 07, 2015 and recorded on October 13, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 44, Register's Office for Davidson County, Tennessee.

This is property known as 104 Paula Drive, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20160018512 DEEDWARR
Recvd: 03/07/16 13:43 2 pgs
Fees:13.00 Taxes:666.00
20160307-0021658

Witness my hand on the 29th day of February, 2016.

ANG Homes, Inc.

BY: _____

Alexandra Terry, as President

**STATE OF TENNESSEE**

**COUNTY OF ~~SUMNER~~ Davidson**

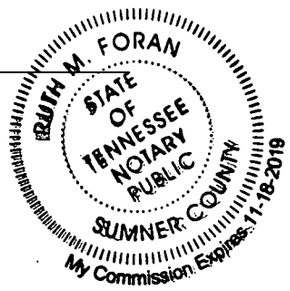
Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Alexandra Terry, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the President of ANG Homes, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 29th day of February, 2016.

_____

Notary Public

My Commission Expires: _____




**File #: 16-1650H**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**105 Glen Oak Blvd, Suite 101**

**Hendersonville, TN 37075**