This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $235,000.00

Affiant

Subscribed and sworn before me this the 24th day of March, 2016.

Notary Public
My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160027984 DEEDWARR
Recvd: 04/06/16 13:07 2 pgs
Fees: 13.00 Taxes: 869.50
20160406-0033015

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Debra Diguglielmo	Mortgage Investors Group	061-10-0-048.00
10 Stone Harbor Drive	750 Old Hickory Blvd. Brentwood	
	Commons Two, 130	
Waretown, NJ 08758	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE W. PRUITT, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DEBRA DIGUGLIELMO, a married woman, AND MICHAEL PEARSALL, an unmarried man, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Southerly 30 feet of Lot No. 138 and the Northerly 35 feet of Lot No. 139, on the Plan of Maplewood Heights Subdivision of record in Plat Book 547, Page (s) 76 through 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Parts of Lots Nos. 138 and 139 front together 65 feet on the Westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.Being the same property conveyed to George W. Pruitt, Jr. by Quitclaim deed from Doll Irene Snelson of record in Instrument No. 20100311-0018685 Register's Office for Davidson County, Tennessee, dated March 11, 2010 and recorded on March 11, 2010.

Being also known as 4107 Edwards Ave Nashville, TN 37216.

Being the same property conveyed to George W. Pruitt, married and Doll Irene Snelson, unmarried by deed from Jimmy e. Kleinert and spouse, Audrey A. Kleinet of record in Instrument No. 20050915-0111181 Register's Office for Davidson County, Tennessee, dated September 1, 2005 and recorded on September 15, 2005.

Being also known as 4107 Edwards Ave Nashville, TN 37216.

Subject to all Easements and Restrictions of record.

THIS IS _x_ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4107 Edwards Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that

Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24th day of March, 2016.

George W. Pruitt, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George W. Pruitt, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2016.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY