File No.: 16045051

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160040971 DEEDWARR
Recvd: 05/16/16 15:57 2 pgs
Fees: 13.00 Taxes: 1516.63
20160516-0048875

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/18

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deana Pruitt	owner	172 10 0B 072.00
(NAME)	(NAME)	
6220 Palomar Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Max Burnett and Margie Burnett, Co-Executors of the Estate of Joyce P. Terris,** hereinafter called the GRANTORS, has bargained and sold, and by these presents does transfer and convey unto **Deana Pruitt**, unmarried, 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:

Land in Davidson County, Tennessee, and being all of Lot No. 72, Final Plat for Christiansted Valley, Phase 1, according to survey and plat of same appearing of record in Instrument 20000215-0015149 and Instrument 20000215-0015150, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Joyce Terris and Helen Terris, Joint Tenants with the Right of Survivorship, by Warranty Deed dated 03/28/2001 and filed for record on 03/30/2001 in Instrument 20010330-0030694, of the Register's Office of Davidson County, Tennessee. The said Helen Terris died on 08/11/2006 leaving Joyce Terris as the surviving joint tenant. The said Joyce Terris, aka Joyce P. Terris, died testate on 02/07/2016, and per Letters Testamentary dated March 24, 2016 issued by the Circuit Court of Davidson County, Tennessee, Max Burnett and Margie Burnett were appointed Co-Executors of the Estate of Joyce P. Terris. Per the Order of Probate and Letters Testamentary by the Probate Division of the Circuit Court of Davidson County, Tennessee, Docket No. 16P447, Max Burnett and Margie Burnett were appointed Co-Executors of the Estate of Joyce P. Terris. Further, per the Last Will and Testament of Joyce P. Terris, the said Co-Executors were granted the authority to administer as part of the estate, any real property owned by Joyce P. Terris at her death.

This conveyance is subject to all matters as set forth per Plat of record in Instrument 20000215-0015149 and Instrument 20000215-0015150; Declaration of Covenants, Conditions and Restrictions of record in Instrument 19991221-0305559, as amended in Instrument 20000728-0074515 & Instrument 20070206-0015266; Storm Water Detention Agreement of record in Book 11628, page 8; HOA Charter of record in Instrument 19991221-0305561; Quitclaim Deed to Christiansted Valley Homeowners Association, Inc. of record in Instrument 20020916-0112445, as corrected in Instrument 20030715-0098810; all of the Register's Office of Davidson

County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6220 Palomar Ct., Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 12th day of May, 2016.

Max Burnett, Co-Executor of the Estate of
Joyce P. Terris

Margie Burnett, Co-Executor of the Estate of
Joyce P. Terris

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Max Burnett and Margie Burnett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Co-Executors of the Estate of Joyce P. Terris and that they executed the foregoing instrument as Co-Executors of the Estate of Joyce P. Terris for the purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2016.

Notary Public
My Commission Expires: 2/20/18

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
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