WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

Y-VRES-16-422-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dillon Pruett and Joan Pruett	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	
422 Bowling Avenue	8320 E. WALKER SPRINGS #200	**104-13-0D-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-2524	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MELODY HARVEY AND WESLEY HARVEY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DILLON PRUETT, AN UNMARRIED MAN AND DONALD PRUETT JR. AND JOAN PRUETT, HUSBAND AND WIFE.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B-1 on the Plan of Bellwood Terrace Condominiums, as of record in Plat Book 5200, Pages 568 and 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Bellwood Terrace Homeowner's Association as described in Book 6100, page 177, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daniel Lee Greer, single by Warranty deed from Hugh Marshall Dozier, Jr. and wife, Judith Kay Chambers Dozier of record in Instrument No. 20090629-0060130 Register's Office for Davidson County, Tennessee, dated June 23, 2009 and recorded on June 29, 2009.

Being the same property conveyed to Melody Harvey and Wesley Harvey, wife and husband by Warranty deed from Daniel L. Greer, joined by his wife, Anna Greer of record in Instrument No. 20140627-0056368 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 27, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 5200, Page (s) 568 and 569, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6100, Page 177, Register's Office for Davidson County, Tennessee.
- By-Laws of Bellwood Terrace Homeowners' Association of record in Book 6100, Page 207, as Modified in Instrument No. 19991213-0302356, in the Register's Office for Davidson County, Tennessee.
- Charter of Bellwood Terrace Homeowners' Association of record in Book 6098, Page 370, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **422 Bowling Avenue Nashville, Tennessee 37205-2524**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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: T20160055631 DEEDWARR
Recvd: 06/29/16 15:28 2 pgs
Fees: 13.00 Taxes: 851.00
20160629-0066602

Witness my/our hand(s) this the 17 DAY OF JUNE, 2016.

Melody Harvey

Wesley Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODY HARVEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WESLEY HARVEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212