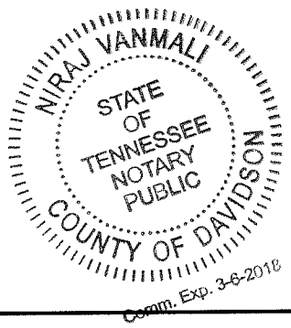
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia H. Petty	Same	181-00-O-228.00
(NAME)	(NAME)	
6270 Pettus Road		Davidson County DEEDWARR Recvd: 07/07/16 15:05 3 pgs Fees:18.00 Taxes:1868.50 **20160707-0069736**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, we, **Ben A. Pruitt and wife, Leslie Kay Pruitt, as tenants by the entirety**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Patricia H. Petty, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that certain property situated in the 5th Civil District, County of Davidson, and State of Tennessee, being described as follows:

Beginning at a point in the southeasterly right of way line of Pettus Road, said point being the southwesterly corner of Tract No. 3 and being the northwesterly corner of this tract; thence, leaving said right of way line with the southerly lined of Tract No. 3, S 30° 55' 54" E, 130.31 feet to an iron rod; thence, continuing S 73° 38' 23" E, 100.00 feet to an iron rod; thence with the westerly line of Tract No. 3, S 16° 21' 37" W, 200.00 feet to an iron rod; thence continuing S 5° 03' 12" E, 1291.83 feet to an iron rod; thence leaving said westerly line with the northerly lines of Butner (Deed Book 6345, pg 569) and Cain (Deed Book 6437, pg 483) N 85° 15' 45" W, 219.64 feet to an iron pin; thence leaving said northerly line with the easterly line of Benton Pruitt (Deed Book 7040, pg 383) N 3° 35' 00" W, 1540.05 feet to an iron rod set in a corner fence post , said rod being located in the southeasterly right of way line of Pettus Road; thence, with the southeasterly right of way line of Pettus Road and a curve to the left 93.81 feet, said curve having a central angle of 12° 55' 43" a radius of 415.75 feet, and a chord of N 56° 31' 57" E, 93.615 feet to an iron rod and the point of beginning, containing 314,366 square feet or 7.217 acres, the same more or less, according to a survey done by Cantrell Kemp, LLC, July 31, 1997.

Being the same property conveyed to Ben A. Pruitt and wife, Leslie Kay Pruitt, as tenants by the entirety by QuitClaim Deed dated 6/01/2009 from Ben A. Pruitt, a married man of record in Instrument Number 20090611-0054108, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben A. Pruitt by QuitClaim Deed dated 4/02/2004 from Karen Green Pruitt

of record in Instrument Number 20040415-0042625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ben A. Pruitt and wife, Karen Green Pruitt by Deed dated 3/16/1999 from Benton Pruitt and wife, Marjorie Pruitt of record in Book 11391, page 404, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 10591, page 822, Register's Office for said County.

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.

unimproved ☐

This is improved ☑ property, known as 6270 Pettus Road, Antioch, TN 37013

(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 28th day of June, 2016.

Ben A. Pruitt

Leslie Kay Pruitt

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben A. Pruitt and Leslie Kay Pruitt**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/ they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of June, 2016.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, Dellana Loudhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Loudhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018