Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson ac

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 12th day of August, 2016.

Notary Public
My commission expires: ac 11-5-2018

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Becklea, GP<br>3905 Eckhart Drive<br>Nashville, TN 37211-3510 | New Owner | 133-12-0-256.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Pruitt and Shannan Pruitt, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Becklea, GP,** 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:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Four, Greenwood Hills of record in Plat Book 4955, Page 49, 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 Michael J. Pruitt by Quitclaim Deed from Michael J. Pruitt and Deandrea K. Pruitt, dated July, 28, 2016 and filed for record on August, 12, 2016, in Instrument Number 20160812-0084297, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael J. Pruitt and Deandrea K. Pruitt, husband and wife, by Warranty deed from Terry White and wife, Josephine White of record in Instrument No. 20120306-0019502 Register's Office for Davidson County, Tennessee, dated March 2, 2012 and recorded on March 6, 2012.

This property is improved property known as **3905 Eckhart Drive, Nashville, TN, 37211-3510.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 4955, Page 49; (3) Restrictions of record in Book 5098, Page 743 and Book 5871, page 118 and Book 5893, page 182, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Avigation Easement to Metropolitan Nashville Airport Authority of record in Book 9193, Page 579; (5) Restrictions of record as Instrument Number 20120306-0019502 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee,

BILL GARRETT, Davidson County
Trans:T20160071104 DEEDWARR
Recvd: 08/16/16 12:42 2 pgs
Fees:13.00 Taxes:536.50
20160816-0085380

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 12th day of August, 2016.

Michael J. Pruitt, by Triston Jacobs, his Attorney in fact

Shannan Pruitt, by Triston Jacobs, her Attorney in fact

**The said Shannan Pruitt joins in this conveyance to convey any marital interest she may have on the property described herein.**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Triston Jacobs**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Michael J. Pruitt and Shannan Pruitt,** for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Michael J. Pruitt and Shannan Pruitt,** and appearing of record in Instrument No. 20160816-0085379 of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 12th day of August, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016074619