Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1767HUD

BILL GARRETT, Davidson County
Trans:T20160090215 DEEDWARR
Recvd: 10/13/16 09:16 2 pgs
Fees:13.00 Taxes:1054.50
20161013-0108156

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2016

Notary Public
Commission Expires: 9-10-18

COUNTY OF DAVIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Martin 2003 June Dr Nashville, TN 37214	New owner	095-01-0-047.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stephen L Pruitt a single man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Martin, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 177 on the Plan of Section Three, Donelson Hills, as of record in Book 2330, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description of said lot.

BEING the same property conveyed to Stephen L. Pruitt and wife, Brendalyn J. Pruitt, by Warranty Deed from John R. Evans, Jr. and wife, Mary D. Curley Evans, dated 11/30/79 and recorded 12/3/79 in Book 5538, Page 191, in the Register's Office of Davidson County, Tennessee. Pursuant to Final Decree of Divorce and Marital Dissolution Agreement filed under Docket No. 14D-2125, in the Circuit Court for Davidson County, Tennessee, and recorded in Instrument No. 20160707-0069664, is said Register's office, whereby subject property was divested our of Brendalyn Joyce Pruitt and vested solely in Stephen Lesite Pruitt.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2003 June Dr, Nashville, TN 37214.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2016.

Stephen L Pruitt

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____, Tennessee this 30th day of September, 2016.

Notary Public
My Commission Expires: 9-7-25

(Notary Seal)