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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2016.<br>Notary Public<br>MY COMMISSION EXPIRES: 4-6-20<br>(AFFIX SEAL) |

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

BILL GARRETT, Davidson County
Trans:T20160105253 DEEDWARR
Recvd: 11/30/16 10:09 2 pgs
Fees:13.00 Taxes:1202.50

20161130-0125554

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pruett Investment Club, LLC | owner | MAP 131-07 |
| 854 Pasadena Dr. | | PARCEL 054.00 |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Patricia P. Bateman, a single person, and Diane M. Pruett and husband, Raymond E. Pruett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pruett Investment Club, LLC, a Tennessee Limited Liability Company, with a life estate vested in both Raymond E. Pruett and wife, Diane M. Pruett**

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 part of Lot No. 2 on an unrecorded Subdivision of Parts of Lots 51 and 52 on the Plan of Revised Subdivision of Belmont Park Place of record in Plat Book 421, Page (s) 118 and 119, in the Register's Office for Davidson County, Tennessee, by Harvey Gee, dated July 25, 1950 and described according to a survey made by Richard B. Omohundro, Surveyor, dated January 28, 1978, more particularly described as follows:

Starting at the Northwest corner of Castleman Drive and Belmont Park Terrace; thence along the Westerly line of Belmont Park Terrace North 5 degrees 31' East 262.5 feet to the point of beginning; thence North 34 degrees 29' West 335.4 feet, more or less; thence North 5 degrees 31' East 119 feet, more or less; thence South 80 degrees 57' East 335 feet to a point on the Westerly margin of Belmont Park Terrace; thence along the Westerly margin of Belmont Park Terrace South 5 degrees 31' West 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Patricia P. Bateman and Diane M. Pruett, as tenants in common by Quitclaim deed from Raymond E. Pruett and Patricia P. Bateman of record in Instrument No. 20090126-0006638 Register's Office for Davidson County, Tennessee, dated January 23, 2009 and recorded on January 26, 2009. Raymond E. Pruett, spouse of Diane M. Pruett, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4305 Belmont Park Terrace; Nashville, TN 37215-3607.**

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 do 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 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 the 29 day of November, 2016.

Patricia P. Bateman

Diane M. Pruett

Raymond E. Pruett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia P. Bateman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Diane M. Pruett and Raymond E. Pruett** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of November, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN