BILL GARRETT, Davidson County
Trans:T20170021451 DEEDWARR
Recvd: 03/13/17 14:54 2 pgs
Fees:13.00 Taxes:930.92
20170313-0024635

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $251,600.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2017. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
Keith H. Solomon, Esquire
Solomon | Parks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Pruett and Jessica Pruett	New Owner	**174-11-0B-066.00-CO**
6224 Suzy Drive		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Jennifer Oliver, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica M. Pruett and James R. Pruett, Wife and Husband

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. 66 on the Plan of Final Plat of the Grove at Cane Ridge, Phase Three of record in Plat at Instrument No. 20131016-0108127, 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 Jennifer Oliver, unmarried by Warranty deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20140227-0016897 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters shown on the Plan of record as Instrument Number 20131016-0108127, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20000905-0087103, amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 2004102-0131848, Instrument No. 20100526-0040558, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708, Instrument No. 20120524-0045182, Instrument No. 20120604-0048269 and Instrument No. 20160601-0055259, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Assignment of Declarants Rights of record in Instrument No. 20120524-0045182, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee. Dedication of Easement of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument

No. 20050413-0041341, in the Register's Office for Davidson County, Tennessee. Right of Way Easement of record in Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee. Charter of Homeowners Association of record in Instrument Number 20010816-0088852 and Instrument No. 20010815-0088360, in the Register's Office for Davidson County, Tennessee. Common Area Conveyed to Homeowners Association of record in Instrument Number 20010815-0088361, Instrument No. 20160614-0059957, and Instrument No. 20110128-0007971, in the Register's Office for Davidson County, Tennessee. Easement to United Telephone Co of record in Instrument Number 20020123-009340, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20050413-0041341, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This is improved **(x)** unimproved ( ) property known as 6224 Suzy Drive Antioch, TN 37013.

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 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 my/our hand(s) this 1st day of March, 2017.

Jennifer Oliver

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Jennifer Oliver the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2017.

Danielle Marie Crane
Notary Public

My Commission Expires: 3/23/17

DANIELLE MARIE CRANE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

File #: 2173491
RECORD & RETURN TO:
Solomon | Parks Title & Escrow, LLC
1535 W. NORTHFIELD BLVD, STE 2
Murfreesboro, TN 37129