Davidson County DEEDWARR
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Fees:13.00 Taxes:466.20
20170321-0027328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of March, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashlee Pruitt and Kirk Pruitt	SAME	142 07 0D 208.00
(NAME)	(NAME)	
208 Wynbrook Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Six Thousand And No/100 Dollars ($126,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sarah J. Pruitt, now known as Sarah Jennifer Pruitt Moore, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashlee Pruitt and spouse, Kirk Pruitt**, 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 Unit No. 208 on the Master Deed for Wynbrook Condominiums, of record in Book 7285, Page 918, amended in Book 7507, Page 271, Register's Office for Davidson County, Tennessee to which reference is hereby made for a complete and detailed description of said lot.

Being the same property conveyed to Sarah J. Pruitt, unmarried by Warranty Deed from Andrew J. Huckabay and wife, Sarah A. Huckabay dated February 28, 2006 and recorded March 3, 2006 as Instrument No. 20060303-0025048, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 208 Wynbrook Court, Nashville, TN 37221

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, has 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.

Sarah J. Pruitt, n/k/a Sarah Jennifer Pruitt Moore, and her spouse, James Moore, never lived together in the subject property as husband and wife, and James Moore thus has no marital interest said property.

Witness our hands this 17th day of March, 2017.

Sarah J. Pruitt n/k/a Sarah Jennifer Pruitt Moore

Sarah J. Pruitt, n/k/a Sarah Jennifer Pruitt Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sarah J. Pruitt, now known as Sarah Jennifer Pruitt Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2017.

Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 6, 2017

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True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY