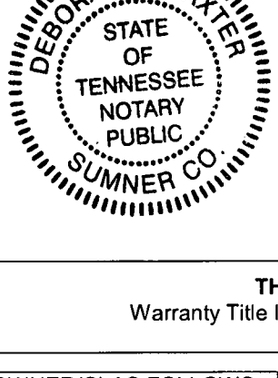
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 3-24-2019

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Stephanie Kirk | Stephanie Kirk | 108-7B-11 |
| (NAME) | (NAME) | |
| 113 North Timber Drive | 105 Shadybrook Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Florence AL 35630 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20170432 |

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, I/we, **Vicki R. Pruitt a widow**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Stephanie Kirk, a married person**, 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 Number 11, Building B (erroneously referred to as Building A in previous deed of record), of Timberlake Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in Exhibit A-1 of the Master Deed.

Being the same property conveyed to William V. Pruitt and wife, Vicki R. Pruitt by deed from Dale Earnest Loney, Jr. and wife, Bethany Vera Loney, dated June 28, 1999, of record in Book 11561, page 734, Register's Office for Davidson County, Tennessee. The said William V. Pruitt having since died on December 19, 2013, leaving Vicki R. Pruitt as surviving tenant by the entirety.

This conveyance is subject to the following: (a) Master Deed establishing a Horizontal Property Regime of Timberlake Condominiums, of record in Book 6549, page 475, as corrected in Book 6561, page 141 and Book 7153, page 617, said Register's Office; (b) Easement for Television Cable of record in Book 6587, page 204, said Register's Office; (c) Easement for Water Main of record in Book 7097, page 120, said Register's Office; (d) Easement for Sanitary Sewers of record in Book 7097, page 154, said Register's Office; and (e) Rights of others in and to the common elements.

Unimproved ☐

This is improved ☒ property, known as 113 North Timber Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170024267 DEEDWARR
Recvd: 03/22/17 11:16 2 pgs
Fees:13.00 Taxes:414.40
20170322-0027948

Witness my hand this 14th day of March, 2017

Vicki R. Pruitt

Vicki R. Pruitt

STATE OF Tennessee )
County OF Sumner )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vicki R. Pruitt, the within named 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, at office, this 14th of March, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

