BILL GARRETT, Davidson County
Trans:T20170047843 DEEDWARR
Recvd: 06/06/17 09:16 2 pgs
Fees:13.00 Taxes:1035.63
20170606-0056294

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $279,900.00.

Affiant

Subscribed and sworn before me this the 30th day of May, 2017.

Notary Public
My commission expires: 6/19/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua George Good 4114 Edwards Ave Nashville, TN 37216	new owner	061-10-0 092.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GEORGE PRUITT AND WIFE, JOY E. PRUITT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA GOOD, UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Resubdivision of Maplewood Heights, of record in Book 2854, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 75 feet on the east side of Edwards Avenue, and extends back between parallel lines, 300 feet to a dead line, whereon it measures 75 feet.

Being the same property conveyed to George Pruitt and wife, Joy E. Pruitt, by Deed from Eric T. Jordan, married, dated 10/31/2002, of record in Instrument No. 20021108-0138240, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4114 Edwards Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2017.

George Pruitt

Joy E. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, George Pruitt and Joy E. Pruitt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2017.

My commission expires:
9-10-2018

Notary Public

