THIS INSTRUMENT PREPARED BY:
Gregg S. Treadway
Haynes, Freeman & Bracey, PLC.
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20170050486 DEEDWARR
Recvd: 06/13/17 13:42 2 pgs
Fees:13.00 Taxes:666.00
20170613-0059347

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $180,00.00.

AFFIANT

Subscribed and sworn to before me this 8th day of June, 2017

NOTARY PUBLIC

My Commission Expires: 6-15-19

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Danny B. Doutt **2531 Tinnin Rd.** **Goodlettsville, TN 37072**	**SAME**	**003-00-0-031.00**

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 ($180,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robbie Pruitt-Hutton, a widow, and Earnest Wayne Pruitt, a widower**, have this day bargained and sold, and do hereby transfer and convey our respective interest unto the said **DANNY B. DOUTT, AN UNMARRIED MAN**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at a point in the center of the road which leads from Tinnon Road to the McCoys, said point being North 41 deg. West 40 feet, more or less from the Sulphur Spring; thence North 41 deg. West 220 feet, more or less, to a point, said point being 260 feet from said Sulphur Spring; thence South 40 deg. West 225 feet to a point; thence south 10-1/2 deg. West 137 feet, more or less, to a point in the center of said unnamed road, leading to to McCoy's; thence easterly, with the center of said unnamed road 200 feet, more or less to the point of beginning.

Being the same property conveyed to WILLIAM ERNEST PRUITT AND WIFE, GEARL B. PRUITT by Deed from H. J. COOPER, SR. AND WIFE, CORA JONES COOPER, of record in Book 3254, page 321 in the Register's Office for Davidson County, Tennessee. The said William Ernest Pruitt having predeceased Gearl B. Pruitt. The said Gearl B. Pruitt having since died intestate on 01/21/2017, leaving Robbie Pruitt-Hutton and Ernest Wayne Pruitt as her only heirs at law. For further reference, see Affidavit of Heirship recorded in Instrument Number 20170613-0059346 **, Register's Office for Davidson County, Tennessee.**

This is improved property known as *2531 Tinnin Rd, Goodlettsville, TN 37072.*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 **8th** day of **June, 2017**, the bargaining party, having caused our name to be signed hereto on said day and date.

ROBBIE PRUITT-HUTTON

ERNEST WAYNE PRUITT

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBBIE PRUITT-HUTTON and ERNEST WAYNE PRUITT,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the **8th** day of **June, 2017**.



NOTARY PUBLIC

My Commission Expires:**06/15/19**