NEW OWNER:

JASON R. PRUITTE
RACHEL BROOKE PRUITTE
812 WREN ROAD
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0965

Map and Parcel: 026-13-0-040.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170054403 DEEDWARR
Recvd: 06/26/17 11:01 4 pgs
Fees:23.00 Taxes:573.50
20170626-0063931

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Five Thousand and 00/100 Dollars ($155,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARBARA PIETROWSKI, SUCCESSOR TRUSTEE of the ALBERT S. ROSLYN REVOCABLE TRUST DATED JANUARY 26, 2001, and BARBARA PIETROWSKI, TRUSTEE of the ALBERT STEVEN ROSLYN BY-PASS TRUST DATED APRIL 6, 2016** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JASON R. PRUITTE and wife, RACHEL BROOKE PRUITTE,** ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot 40**, as shown on the map entitled Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **ALBERT S. ROSLYN REVOCABLE TRUST DATED JANUARY 26, 2001**, by Warranty Deed from William Rod Landers, dated June 7, 2006, and of record in Instrument Number 20060623-0075221, in the Register's Office for Davidson County, Tennessee. Albert S. Roslyn died April 6, 2016, and BARBARIA PIETROWSKI, succeeded as Trustee of said Trust. Under the terms of said Trust, the subject property was distributed to **BARBARA PIETROWSKI, TRUSTEE of the ALBERT STEVEN ROSYLN BY-PASS TRUST DATED APRIL 6, 2016.**

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **812 WREN ROAD, GOODLETTSVILLE, TN 37072**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 64, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 21st day of June, 2017.

BARBARA PIETROWSKI, SUCCESSOR TRUSTEE
OF THE ALBERT S. ROSLYN REVOCABLE TRUST
DATED JANUARY 26, 2001

BARBARA PIETROWSKI, TRUSTEE
OF THE ALBERT STEVEN ROSLYN BY-PASS TRUST
DATED APRIL 6, 2016

COMMONWEALTH OF VIRGINIA

COUNTY OF Roanoke

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARBARA PIETROWSKI, SUCCESSOR TRUSTEE OF THE ALBERT S. ROSLYN REVOCABLE TRUST DATED JANUARY 26, 2011**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2017.

NOTARY PUBLIC

My commission expires: Jul 31, 2021

JAMES HENRY BARLOW JR
Notary Public
Commonwealth of Virginia
Registration No. 7715122
My Commission Expires Jul 31, 2021

COMMONWEALTH OF VIRGINIA

COUNTY OF Roanoke

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARBARA PIETROWSKI, TRUSTEE OF THE ALBERT STEVEN ROSLYN BY-PASS TRUST DATED APRIL 6, 2016**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of June, 2017.

NOTARY PUBLIC

My commission expires: Jul 31 2021

JAMES HENRY BARLOW JR
Notary Public
Commonwealth of Virginia
Registration No. 7715122
My Commission Expires Jul 31, 2021

****

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00** .

AFFIANT

Sworn to and subscribed to before me this ~~22nd~~ 21st BHP day of June, 2017. 6/21/17

NOTARY PUBLIC

My commission expires: Jul 31, 2021

JAMES HENRY BARLOW JR
Notary Public
Commonwealth of Virginia
Registration No. 7715122
My Commission Expires Jul 31, 2021