BILL GARRETT, Davidson County
Trans:T20170067931 DEEDWARR
Recvd: 08/07/17 11:44 2 pgs
Fees:13.00 Taxes:1361.60
20170807-0080493

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$368,000.00.**

Affiant

Subscribed and sworn to before me, this the 3 day of August, 2017.

Notary Public

My commission expires: 8/11/19
(AFFIX SEAL)

NATARA WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Judy Beth Wells	**NEW OWNER**	**103-02-0I-001.00 CO**
169 Rural Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WILLIAM DAVID PRETTYMAN, JR. AND LAUREN HOUSER PRETTYMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JUDY BETH WELLS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit 1, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 167 & 169 Rural Avenue Townhomes, a Horizontal Property Regime with Private Elements , of record in Instrument No. 20131203-0122801, and Attorney's Certificate in Instrument No. 20131211-0125411, 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 WILLIAM DAVID PRETTYMAN, JR. AND LAUREN HOUSER PRETTYMAN, by deed from KISS, LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20141208-0112302, dated December 2, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 169 Rural Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 3rd day of August, 2017.

William David Prettyman, Jr.
By: Jimmie L. Houser, His Attorney In Fact
WILLIAM DAVID PRETTYMAN, JR.
BY: JIMMIE L. HOUSER, HIS ATTORNEY IN FACT

Lauren Houser Prettyman
By: Pam S. Houser, her attorney in fact
LAUREN HOUSER PRETTYMAN
BY: PAM S. HOUSER, HER ATTORNEY IN FACT

State of Tennessee
County of Davidson

On this 3rd day of August, 2017, before me personally appeared **JIMMIE L. HOUSER** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **WILLIAM DAVID PRETTYMAN, JR.** and who acknowledged that he executed the same as the free act and deed of **WILLIAM DAVID PRETTYMAN, JR.**

Notary Public

My Commission expires: 8/20/2019



State of Tennessee
County of Davidson

On this 3rd day of August, 2017, before me personally appeared **PAM S. HOUSER** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LAUREN HOUSER PRETTYMAN** and who acknowledged that she executed the same as the free act and deed of **LAUREN HOUSER PRETTYMAN.**

Notary Public

My Commission expires: 8/20/2019

