WARRANTY DEED

KARA L. WALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-18-2018

M-DY-17-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFI

Bill Garrett Davidson County
Batch# 8462 DEEDWARR
10/04/2017 11:20:02 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20171004-0101823

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Douglas C. York	Douglas C. York	
(NAME) 4000 Nestledown Dr.	(NAME) 4000 Nestledown Dr.	**162-2-190.00**
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SONYA J. GRANSTAFF, EXECUTRIX OF THE ESTATE OF ELLEN RUTH PRUETT AND SONYA J. GRANSTAFF, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOUGLAS C. YORK, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ellen Ruth Pruett and Sonya J. Pruett, as Tenants in Common, by Quitclaim Deed from Ellen Ruth Pruett recorded June 6, 1995 in Book 9692, Page 541, Register's Office for Davidson County, Tennessee. The said Ellen Ruth Pruett having since died. Further being the same property conveyed to Connie D. Pruett and wife, Ellen Ruth Pruett by Warranty Deed from James M. Lawrence and wife, Betty H. Lawrence recorded October 3, 1969 in Book 4369, Page 674, Register's Office for Davidson County, Tennessee. The said Connie D. Pruett having since died, and his interest in said property having vested in his wife, Ellen Ruth Pruett as his surviving spouse.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 4175, Page 45 and Plat Corrections in Book 4398, Page 889 and Book 4404, Page 571, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 4295, Page 696, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Colemont Drive, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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(S), their 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.

ELLEN RUTH PRUETT DIED MAY 21, 2004.
PURSUANT TO AFFIDAVITS OF HEIRSHIP
OF RECORD IN INSTRUMENT NUMBERS
20171004-0101821 AND IN
20171004-0101822, SONYA J GRANSTAFF
IS THE ONLY HEIR AT LAW OF THE DECEDENT.

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2017.

Sonya J. Granstaff

Estate of Ellen Ruth Pruett

BY: Sonya J. Granstaff
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA J. GRANSTAFF, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONYA J. GRANSTAFF, EXECUTRIX of the ESTATE OF ELLEN RUTH PRUETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212