WARRANTY DEED

Bill Garrett Davidson County
Batch# 43064 DEEDWARR
01/02/2018 09:21:09 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180102-0000084

G-BR-17-2041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) JUSTIN HALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 20, 2021

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)
Arlin L. McKnight and Sally J. McKnight	**NEW OWNER**	
(NAME)	(NAME)	**188-10-0A-129.00-CO**
2041 Oak Trail		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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, **JERRY W. PRUITT AND GLORIA J. PRUITT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARLIN L. MCKNIGHT AND SALLY J. MCKNIGHT, HUSBAND AND WIFE,** 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. 61B on the Plan of Resubdivision of Lot No. 61 of Carothers Crossing, Phase 2, Section 1, Lots 21-61 of record in Plat at Instrument No. 20170125-0008318, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry W. Pruitt and Gloria J. Pruitt, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170825-0087623 Register's Office for Davidson County, Tennessee, dated August 24, 2017 and recorded on August 25, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Resubdivision Plan of record in Instrument No. 20170125-0008318, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892 and 20171002-0100689 Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.
- Colonial Pipeline Easement of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement(s) of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.
- Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, Register's Office for Davidson County, Tennessee.

- Subject to the right of WM SUB CC, LLC, a Tennessee limited liability company, contained in the Special Warranty Deed of record in Instrument No. 20170119-0006081, Register's Office for Davidson County, Tennessee. (Lots 45 and 61)
- Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the 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: **2041 Oak Trail, Nolensville, Tennessee 37135**.

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.

Witness my/our hand(s) this the 28th DAY OF DECEMBER, 2017.

Jerry W. Pruitt

Gloria J. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY W. PRUITT, 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 28th of December, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIA J. PRUITT, 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 28th of December, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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