Bill Garrett Davidson County
Batch# 43541 DEEDWARR
01/02/2018 02:48:22 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180102-0000539

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Elissa Ledoux
Affiant

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF December, 2017

Notary Public

MY COMMISSION EXPIRES: 02/10/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elissa Ledoux	CMG Mortgage, Inc., dba CMG Financial	
(NAME)	(NAME)	
4718 Richards Court	3160 Crow Canyon Rd., Ste. 400	14812009000
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DOROTHY M. PRUTER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISSA LEDOUX, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 105 on the Plan of Debra Heights, Section II, of record in Book 3700, Page 39, Register's Office for said County, as follows:

Said Lot No. 105 fronts 84.50 feet on the East side of Richard Court, as measured around a curve, and extends back 152.76 feet on the South line and 164.56 feet on the North line, to a dead line in the rear on which it measures 86.47 feet.

Being the same property conveyed by Warranty Deed from Joe V. Dobbs and wife, Buena M. Dobbs to Lawrence N. Pruter and wife, Dorothy M. Pruter, as recorded on the 1st day of March, 1968 in Deed Book 4216, Page 78 and Quitclaim Deed from Lawrence N. Pruter and Dorothy M. Pruter, husband and wife to Dorothy M. Pruter, wife as recorded on the 13th day of December, 2013 in Instrument No. 20131213-0126475, in the Register's Office of Davidson County, Tennessee. Lawrence N. Pruter and Lawrence Pruter are one and the same.

Lawrence N. Pruter joins in to convey any marital interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4718 Richards Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 27 day of December, 2017

Lawrence N. Pruter
BY Dorothy M. Pruter

LAWRENCE N. PRUTER, BY: DOROTHY PRUTER, ATTORNEY IN FACT PURSUANT TO POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20171220-0129478

Dorothy M. Pruter

DOROTHY M. PRUTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 27 day of December, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27 day of December, 2017, before me personally appeared Dorothy Pruter, 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 Lawrence N. Pruter and acknowledged that she executed the same as the free act and deed of Lawrence N. Pruter.

Witness my hand and official seal at Nashville, Tennessee this 27 day of December, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public