WARRANTY DEED

Bill Garrett Davidson County
Batch# 51018 DEEDWARR
01/24/2018 11:51:24 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20180124-0007391

JM-SP-17-705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Amy Peterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2018.

R Walters
Notary Public

MY COMMISSION EXPIRES: 8/7/19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Teresa S. Pruitt and Ronald Pruitt	**NEW OWNER**	
(NAME)	(NAME)	
705 River Landing Way		**043-04-0A-013.00-CO**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **JOHN HICKS AND WIFE, MILDRED HICKS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERESA S. PRUITT AND RONALD PRUITT, WIFE AND HUSBAND,** 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. 13 on the Plan of River Landing, Section 1, Phase 1, First Revision, formerly known as Windstar Estates, Section 1, Phase 1 of record in Plat at Instrument No. 20060918-0115492, 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 John Hicks and wife, Mildred Hicks by Substitute Trustee's Deed from C. Tucker Herndon, Substitute Trustee of record in Instrument No. 20100428-0032237 Register's Office for Davidson County, Tennessee, dated April 28, 2010 and recorded on April 05, 2010.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record as Instrument Number 20060728-0091763 and revised in Instrument No. 20060918-0115492, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060502-0050264, amended in Instrument No. 20060602-0073693 and Instrument No. 20060815-0100349, Instrument No. 20150520-0046604, Instrument No. 20151202-0121305, Instrument No. 20160927-0101746, Instrument No. 20170413-0036210, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20150611-0055225, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and Drainage Easement of record in Book 8274, Page 619, Book 8274, Page 624, Book 9411, Pages 730, 739 & 743 and Book 9872, page 651, in the Register's Office for Davidson County, Tennessee.
- Utility Easement of record in Book 4859, Page 951, in the Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Book 7732, Page 213, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2240, Page 375, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030710-0096041, in the Register's Office for Davidson County, Tennessee.
- Abandonment of Utility Easement of record in Instrument Number 20060731-0092778, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083768, 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: **705 River Landing Way, Old Hickory, Tennessee 37138**.

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 23rd DAY OF JANUARY, 2018.

John Hicks

Mildred Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN HICKS, 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 23rd of January, 2018.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MILDRED HICKS, 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 23rd of January, 2018.

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

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

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