THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180215081**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $346,000.00. Affiant Subscribed and sworn to before me, this 19th day of March, 2018. Notary Public My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teresa K. Pruitt, Trustee 412 Ramble Wood Circle Nashville TN 37221	Teresa K. Pruitt, Trustee 9065 Chardonnay Trce Franklin, TN 37067	Tax Parcel ID No. 155-15-0A-017.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nick S. Fillhouer and Chelsea Fillhouer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Teresa K. Pruitt, Trustee of the Teresa K. Pruitt Living Trust dated August 23, 2007**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Stonemeade, Section 1 of record in Plat Book 6900, Page (s) 800 and 801, 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 Nick S. Fillhouer, an unmarried man and Chelsea E. Brutus, an unmarried woman by Warranty Deed from Tara A. Schwetz and husband, Brian R. Schwetz of record in Instrument No. 20120820-0074425 Register's Office for Davidson County, Tennessee, dated August 13, 2012 and recorded on August 20, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 6900, Pages 800 and 801 and the Boundary Plat Book 6900, Page 799, 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 Book 7701, Page 290, and Reaffirmation in Book 8349, Page 43, as amended in Book 8810, Page 840, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Bill Garrett Davidson County
Batch# 71351 DEEDWARR
03/20/2018 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20180320-0026184

By-Laws of Homeowner's Association of record in Book 7701, Page 331, as reaffirmed in Book 8349, Page 43, as amended in Book 8517, Page 992, in the Register's Office for Davidson County, Tennessee.

Charter Homeowner's Association of record in Book 7920, Page 728, as reaffirmed in Book 8349, Page 43, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed Conveying Open Area of record in Book 8517, Page 997, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee.

This is improved property located at 412 Ramble Wood Circle Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of March, 2018.

Nick S. Fillhouer

Chelsea Fillhouer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nick S. Fillhouer and Chelsea Fillhouer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kaytlyn Dodson, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 20th day of March, 2018.

Notary's Signature

My Commission Expires: 1·10·21

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY