WARRANTY DEED

Bill Garrett Davidson County
Batch# 80287 **DEEDWARR**
04/12/2018 02:45:41 PM 2 pgs
Fees: $13.00 Taxes: $261.96

20180412-0034624

A-CP-18-4044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALLISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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)
Carl R. Pruitt	**New Owner**	
(NAME)	(NAME)	
4048 Matilda St		**041-04-0-015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **TERRY ZIMMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL R. PRUITT, A SINGLE 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. 13 on the Plan of Dalemere Subdivision, Section 1 of record in Plat Book 2900, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 91.31 feet on the Westerly margin of Matilda Street and runs back between lines measuring 351.1 feet on the Southerly line and 354.15 feet on the Northerly line to a dead line on the rear, measuring 14.65 feet thereon.

Being the same property conveyed to C. Aubrey Winnett & wife, Willie R. Winnett by Warranty Deed from William F. Carr and wife, Dorothy G. Carr of record in Book 3166, Page 559, Register's Office for Davidson County, Tennessee, dated 01/05/1961.

The said C. Aubrey Winnett having since died on January 15th, 1967 leaving Willie R. Winnett as sole owner of said property.

The said Willie R. Winnett having since died testate on May 31st, 2009 and bequeathed the subject property to Glenn Terry Winnett by Last Will and Testament as shown in Probate Case Number 09P1881 in the Probate Court for Davidson County, Tennessee.

The said Glenn Terry Winnett having since died Testate on January 8th, 2018 leaving the subject property to his only heir Terry Ruth Zimmer as shown in Probate Case Number 60CHI-2018-PR-57 in the Chancery Court of Maury County, Tennessee.

This conveyance is subject to:
- Taxes for the 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 35, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2960, Page 222, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement of record in Book 6196, Page 579, 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: **4044 Matilda St., Nashville, Tennessee 37207**.

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 10th DAY OF APRIL, 2018.

Terry Zimmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY ZIMMER, 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 10th of April, 2018.

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