

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF June, 2018.

NOTARY PUBLIC

My Commission expires: 02/06/2020

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18050057

Address of New Owner
Savannah A. Pyles
7225 Willow Creek Drive
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-11-0-125.00

Bill Garrett Davidson County
Batch# 112570 DEEDWARR
07/05/2018 08:18:47 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180705-0064810

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Sarah Paige Pruitt, a married woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Savannah A. Pyles,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Ashley an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Westward Winds Subdivision, of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sarah Paige Conatser by Warranty Deed from the Secretary of Housing and Urban Development, of Washington, D.C., dated 03/26/2014 and recorded on 04/04/2014 in Instrument No. 20140404-0028141, Register's Office for Davidson County, Tennessee.

** Sara Paige Pruitt and Sarah Paige Conatser is one and the same person

This is property generally located:
7225 Willow Creek Drive, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 3700, Page 32, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 3944, Page 377, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Patrick Pruitt joins in the execution of this deed to evidence his consent to the actions and conveyance by the Grantee herein. Further, he does hereby convey unto Grantee, all right, title and interest that he may have in the above-described property, however, does not join in the warranties made herein by the Grantor.

IN WITNESS WHEREOF, **Sarah Paige Pruitt and Patrick Pruitt** has/have caused this instrument to be executed, this the 28 day of June, 2018.

Sarah Paige Pruitt

Sarah Paige Pruitt

Patrick Pruitt

Patrick Pruitt

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sarah Paige Pruitt and Patrick Pruitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 28 day of June, 2018.

My commission Expires: 8-28-18

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY