Bill Garrett Davidson County
Batch# 113073 DEEDWARR
07/06/2018 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $870.42
20180706-0065537

WARRANTY DEED

Morgan Harrison State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $235,250.00.

Affiant

Subscribed and sworn to before me this 5th day of July, 2018.

Notary Public

My Commission expires: 11-08-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrew J. Pruis	First Tennessee Bank National Association	14809001700
3821 Chambers Drive	12195 Metro PKWY, Suite 02	
Nashville, TN 37211	Fort Meyers, FL 33966	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ryan Newby, Megan Newby, Nicholas Howell and Mediha Barucic, Nick Howell and Mediha Barucic**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew J. Pruis**, a single man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

That certain tract of land situated and being in the City of Nashville, County of Davidson, State of Tennessee, and described as follow viz:

Land lying in the Fifty Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Haywood Heights, Section 2, as of record in Book 2663, Page 13, Register's Office for said County.

Said Lot No. 2 fronts 15 feet on the Westerly margin of Chambers Drive and runs back between lines 173.4 feet on the Northerly line and 168.2 feet on the Southerly line to a dead line in the rear on which it measures 77.7 feet.

Being the same property conveyed to Ryan Newby, Megan Newby, Nicholas Howell and Mediha Barucic, from Jerry Thomas Wheeler, Jr, Sharon Renee Fletcher, Lisa Smid and Derek S. Owen, Jr, the heirs at law of Patricia Jean Owen, by Warranty Deed on October 16, 2017, of record in Instrument Number 20171020-0107870, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, Page 13, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **3821 Chambers Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 9, 2018.

Ryan Newby

Megan Newby

Nicholas Howell

Mediha Barucic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ryan Newby, Megan Newby, Nicholas Howell and Mediha Barucic,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 9, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY