Bill Garrett Davidson County
Batch# 116448 DEEDWARR
07/13/2018 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20180713-0068447

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of July, 2018.

Notary Public

My commission expires: 3/13/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel Hughen Tristen Gaspadarek	Mortgage Investors Group	
4044 Matilda Street	8320 East Walter Springs Lane Ste 200 ~~150 Old Hickory Blvd~~	041-04-0-015.00
Nashville, TN 37207	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARL R. PRUITT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL HUGHEN AND TRISTEN GASPADAREK, HUSBAND AND WIFE, AND MELENA GASPADAREK, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: all as tenants in common with right of survivorship

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 Carl R. Pruitt, a single man by Warranty deed from Terry Zimmer, married of record in Instrument No. 20180412-0034624 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018.

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 15, 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-PR57 in the Chancery Court of Maury County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4044 Matilda Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of July, 2018.

Carl R. Pruitt

Carl R. Pruitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carl R. Pruitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of July, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY