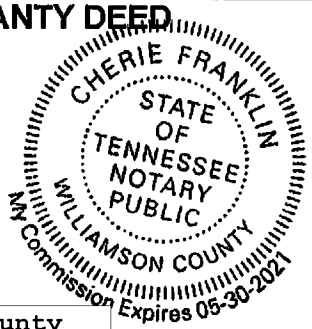
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 116732 DEEDWARR
07/16/2018 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20180716-0068919

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily Wolfe Pruitt	Churchill Mortgage Corp.	109050D02800CO
(NAME)	(NAME)	
1555 Lincoya Bay Drive	7101 Old Hickory Blvd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we, **Danika Joyce Arango and Juan Camilo Arango, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Emily Wolfe Pruitt and Matthew Pruitt, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1555, of The Cottages at Williams Bend, established by the Declaration of record in Instrument 200406280076712 as amended in Instruments 200410280129585 and 200509230114373, all of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration reference to which is hereby made for a more complete description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Danika Joyce Arango and Juan Camilo Arango, wife and husband by Warranty Deed from Joy Sonn McCandless, married, dated 07/31/2014, recorded 08/06/2014, of record in Instrument No. 20140806-0070819, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Covenants, conditions, easements and restrictions of record in Instrument No. 20040628-0076712, First Supplementary Declaration of record in Instrument No. 20041028-0129585, Second Supplementary Declaration of record in Instrument No. 20050923-0114373; Sewer Easement of record in Book 5107, Page 823; Easement contained in Warranty Deed of record in Book 5406, Page 470; Easement Agreement of record in Book 6185, Page 216, Book 7498, Page 726, First Amendment to Easement Agreement of record in Instrument No. 200003310032369, Second Amendment to Easement Agreement of record in Instrument No. 20021204-0149457; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, Page 169; Grant of Easement of record in Instrument No. 20130517-0050096; Boundary Plat of record in Instrument No. 20000918-0092189, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1555 Lincoya Bay Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 12th day of July, 2018.

Danika Joyce Arango

Juan Camilo Arango

State of Tennessee
County of Wilson

Personally appeared before me Danika Joyce Arango and Juan Camilo Arango, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

201807160068919