# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 131922 DEEDWARR
08/22/2018 09:28:03 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180822-0083175

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| RRK Investments, LLC | | 161 15 0B 001.00 |
| (NAME)<br>Ron and Rita Klein<br>5104 Stone Mountain Court | (NAME)<br>New Owner | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alarick Pruitt, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **RRK Investments, LLC,** hereinafter called the Grantee, its successors and 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 1, Rosemonte Townhomes, Phase 1, as established under Master Deed of Record in Instrument No. 20051117-0138877, amended in Instrument No. 20070517-0059078, in the Register's Office, Davidson County, Tennessee, to which Master Deed Reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Alarick Pruitt by Warranty Deed from Cynthia L. Martin and Martin David Terrien, wife and husband dated July 26, 2012 and recorded August 16, 2012 as Instrument No. 20120816-0073375, in said Register's Office for Davidson County, Tennessee.

Michelle Dejon Pruitt hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2364 Zermatt Ave., Nashville, TN 37211

File Number: FRN-186679SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 20th day of August, 2018.

Alarick Pruitt

Michelle Dejon Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alarick Pruitt and wife, Michelle Dejon Pruitt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2018.

Notary Public

My Commission Expires: 3-13-22

(SEAL)




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