FILE BOK 36

WARRANTY DEED

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Karen Y Johnson Davidson County
Batch# 154116 DEEDWARR
10/25/2018 02:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,550.30

20181025-0105912

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th day of October, 2018

Notary Public

My Commission Expires: 05/02/22

AFFIX SEAL

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WESLEY PRYOR AND KAYE PRYOR	NEW OWNER	127-10A
(NAME) 405 W F Rust Court	(NAME)	057.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **JON PATRICK LAYLAND AND WIFE, MARGOT LAYLAND**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WESLEY PRYOR AND KAYE PRYOR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs 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 **Lot No. 42, Section Two, Pine Forest Subdivision, an R40 Residential Planned Unit Development,** of record in Book 11700, Pages 3, 4, 5, & 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JON PATRICK LAYLAND AND WIFE, MARGOT W. LAYLAND, by Deed from LAURA F. NEILSON, UNMARRIED, of record in Instrument No. 20070601-0064878, Register's Office for Davidson County, Tennessee.

BEING property known as: 405 W.F. Rust Court, Nashville, TN 37221

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Pine Forest of record in Book 1107, Page 248, and as Supplemented in Book 11515, Page 987, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **405 W F Rust Court, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 WHEREOF, our hands, this 25th day of October, 2018.

JON PATRICK LAYLAND **MARGOT LAYLAND**

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JON PATRICK LAYLAND AND WIFE, MARGOT LAYLAND**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 2018.

My Commission Expires: 05/02/22

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, 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.

Scott D. Weiss

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss with whom I am acquainted and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public