Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2293

Karen Y Johnson Davidson County
Batch# 162628 **DEEDWARR**
11/20/2018 11:20:07 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20181120-0114172

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2018

Notary Public

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Victoria A. Catignani 2129 Bluejay Court Hermitage, TN 37076	Ameris Bank, ISAOA/ATIMA 1800 Parkway Place 820 Marietta, GA 30067	098-06-0A-203.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brett Alan Pruitt and Jada Lauren Pruitt, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Victoria A. Catignani, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 183 on the Plan of Final Plat, Phase Two, Section B, Bridgewater, a Planned Unit Development of record in Plat at Instrument No. 20080422-0040985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brett Alan Pruitt and Jada Lauren Pruitt, husband and wife by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri Limited Liability Company of record in Instrument No. 20131028-0111633 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on October 28, 2013. (Value of consideration shown in aforementioned deed $263,632.00.) Being also known as 2129 Bluejay Court Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2129 Bluejay Court, Hermitage, TN 37076

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 we so 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of November, 2018.

Brett Alan Pruitt

Jada Lauren Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brett Alan Pruitt and Jada Lauren Pruitt** 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 Brentwood, Tennessee this 16th day of November, 2018.

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

(Notary Seal)

Notary Public
My Commission Expires: 5-27-19