WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00 .

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Kimberley C Kindall
Notary Public

COMMISSION EXPIRES: 5/2/2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 179432 **DEEDWARR**
01/02/2019 09:24:07 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190102-0000104

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Wilson	David Wilson	083-05-0-288
(NAME)	(NAME)	
1303 Stratton Avenue	1423 Stratton Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206-2719	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Iris G.P. Bumbalough, an unmarried woman, and Glenda Pruitt Hunter, an unmarried woman, and Peggy Joy Pruitt, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Wilson,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Lot No. 6, Block "A" in F.O. Beazley's Addition to East Nashville, a plan of which is of record in Book 57, Page 85, of the Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the north side of Stratton Avenue, and extends back between parallel lines 170 feet to an alley, and being the same property conveyed to Frank Talmaga Hartman and wife, Ruby Craven Hartman, by deed from Ruth C. Vaughn Allen and husband, George Allen, of record in Deed Book 1905, page 581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mattie Viola Pruitt by deed of record in Book 2603, Page 544, Register's Office for Davidson County, Tennessee. The said Mattie Viola Pruitt subsequently died testate on May 20, 2007, leaving a will admitted to probate in Docket No. 07P1067 in the Davidson County Probate Court, and of record in Instrument No. 20071220-0146035 in said Register's Office. The property was devised therein to grantors herein (her daughters) and to Robert Dunn Pruitt (her son). The said Robert Dunn Pruitt subsequently died intestate on January 30, 2014 and his interest in the property was inherited by his heirs at law, the grantors herein. See Affidavit of Heirship of record in Instrument No. 20190102-0000103 in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1303 Stratton Avenue Nashville, TN 37206
(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 GRANTEES, their heirs, 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 heirs, 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 our hands this 27th day of December, 2018.

Iris G.P. Bumbalough

Iris G.P. Bumbalough

Glenda Pruitt Hunter 12-27-2018

Glenda Pruitt Hunter

Peggy Joy Pruitt

Peggy Joy Pruitt

State of Tennessee

County of DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Iris G.P. Bumbalough, Glenda Pruitt Hunter and Peggy Joy 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2018.

S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE