Name and Address of New Owner:
Wilson Pruitt and Ronald Pruitt
116 9th Circle S
Nashville, TN 37203

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 105020C00100CO

Karen Johnson Davidson County
Batch# 214678 DEEDWARR
04/05/2019 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20190405-0031304

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harold Johnson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wilson Pruitt and Ronald Pruitt, as tenants in common with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "A", together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 116 9th Circle South, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150505-0040756, and being shown on Plat attached thereto as Exhibit "A", 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 Harold Johnson by Quitclaim Deed from Progressive Development, LLC dated June 13th 2017 and recorded June 14th 2017 of record in Instrument No. 20170614-0059893 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Progressive Development, LLC by Quitclaim Deed from Harold Gail Johnson, Jr. dated April 18th 2016 and recorded on May 16th 2016 of record in Instrument No. 20160516-0048643 Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Harold Gail Johnson, Jr. by Warranty Deed from Deborah L. Soberekon, unmarried dated June 29th 2014 and recorded July 3rd 2014 of record in Instrument No. 20140703-0059057 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2019.

_____ (SEAL)
Harold Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2019, before me personally appeared Harold Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of March, 2019.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Signature
My commission expires: 11/5/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Sworn to and subscribed before me this
15th day of March, 2019.

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-128

True Copy Certification

I, Connie Taylor, 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

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212