THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,000.00. M. Alexis Maurel Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2019. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 237556 DEEDWARR
06/03/2019 09:47:13 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30

20190603-0052322

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Dylan Lott and Alicia Maurino Ayers	New owner	
1011 Chicamauga Avenue		08305006402
Nashville, TN 37206		
(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, **Ryan H. Pruitt and wife, Kelly R. Pruitt,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Dylan Lott, a single man, and Alicia Maurino Ayers, a single woman,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Easterly 50 feet of the Southerly 150 feet of Lot No. 157 on the Plan of Stratton & Seymour's Addition To Edgefield now East Nashville of record in Plat Book 57, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 57 fronts 50 feet on the Northerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley, which was established and shown on the plan of record in Book 332, Page 63, Register's Office of Davidson county, Tennessee.

Being the same property conveyed to Ryan H. Pruitt and wife, Kelly R. Pruitt by Warranty deed from Walter Russell Timmons and wife, Kathy Timmons of record in Instrument No. 20060315-0029687 and rerecorded in Instrument No. 20060315-0029687 and Affidavit to Amend Warranty Dead recorded in Instrument No. 2006080-0107229 Register's Office for Davidson County, Tennessee, dated March 07, 2006 and recorded on March 15, 2006.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1011 Chicamauga Avenue, Nashville, TN 37206.**

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 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 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 the 28th day of May, 2019.

Ryan H. Pruitt

Kelly R. Pruitt

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 **Ryan H. Pruitt and Kelly R. Pruitt,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of May, 2019.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY