Name and Address of New Owner:
Ryan Pruitt and Kelly Pruitt
1321 Fernbank Drive
Madison, TN 37115

Send Tax Bills To:
SAME AS NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 052-09-0-143.00

Karen Johnson Davidson County
Batch# 239431 DEEDWARR
06/05/2019 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190605-0053870

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, **Kathleen Brock and W Terry Brock, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Pruitt and Kelly Pruitt, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Resubdivision of Lot 2 of Montague Subdivision of record in Plat Book 5190, Page 220, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Also Conveyed herewith is an easement to cross Lot 2 in order to use of steps to the river as granted in Deed Book 981, Page 644.

Being a portion of the same property conveyed to H. M. Hayes, Jr., by Partition deed from C. D. Hayes of record in Book 9981, page 644 Register's Office for Davidson County , Tennessee, dated February 19, 1936 and recorded on February 25, 1936.

Last will and Testament of Henry Martin Hayes, Jr. of record in Will Book 81, Page 376, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Mary E. Bergmann, Trustee U/A/D April 21, 1992 by Quitclaim deed from Mary Collie Hayes (Now Mary E. Bergmann), Individually of record in Book 9412, page 772 Register's Office for Davidson County , Tennessee, dated July 15, 1994 and recorded on July 20, 1994.

Last Will and Testament of Mary E. Bergmann of record in Will Book 9457, Page 860, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to W. Terry Brock by Quitclaim deed from W. Terry Brock, Successor Trustee U/A/D April 21, 1992 of record in Book 9464, page 783 Register's Office for Davidson County , Tennessee, dated September 13, 1994 and recorded on September 14, 1994.

Being improved property also known as 1321 Fernbank Drive, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF RESUBDIVISION OF LOT 2 OF MONTAGUE SUBDIVISION OF RECORD IN PLAT BOOK 5190, PAGE 220, , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

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 3rd day of June, 2019.

Kathleen Brock (SEAL)
Kathleen Brock

W Terry Brock (SEAL)
W Terry Brock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2019, before me personally appeared Kathleen Brock and W Terry Brock, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 3rd day of June, 2019.

Notary Public
My commission expires: 11-5-19
File No. 2019-220

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).