Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 276795 DEEDWARR
08/27/2019 10:23:10 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190827-0086173

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 14 day of Aug 2019.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Dr Smyrna, TN 37167	New Owner	075-12-0A-165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tonoa Y. Williams, an unmarried person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monica Pruitt, a married person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, of record as Instrument No. 20040407-0039587, Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete and accurate description said lot.
>
> Being the same property conveyed to Bernard Williams and Tonoa Y. Williams by Warranty Deed from Edwin O. Maynord, an unmarried person, and Nicole A. Braun, an unmarried person, dated July 8, 2014 of record as Instrument No. 20140710-0060685, Register's Office for Davidson County Tennessee. The said Bernard Williams having since died on April 20, 2019, vesting fee simple title in the wife, Tonoa Y. Williams as surviving tenant by the entirety.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 653 Belgium Dr, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 16th day of August, 2019.

Tonoa Y. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tonoa Y. Williams**, the bargainor(s), 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 the 16th day of August, 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2019086357