Karen Johnson Davidson County
Batch# 318859 DEEDWARR
11/25/2019 10:31:13 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20191125-0121369

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

Subscribed and sworn to before me, this 22 day of November 2019.

Notary Public
My commission expires: 7-6-2020

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Pruitt 5304 Patience Dr Smyrna, TN 37167	New Owner	072-12-0-282.00

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, **Shemeka Green, a single 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. 149 on the Plan of Burchwood Gardens, Section II, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vancey Doretha Voorhies, a married person, by Warranty Deed from Michael F. Sanders and wife, Georgia W. Sanders, dated August 15, 1986 of record in Book 6958, page 333, Register's Office for Davidson County, Tennessee. The said Vancey Doretha Voorhies was married to William Howard Voorhies at the time of the conveyance. The said William Howard Voorhies having since died on June 4, 1999, vesting fee simple title in the wife, Vancey Doretha Voorhies. The said Vancey Doretha Voorhies having since died on April 13, 2016 intestate leaving Shemeka Green as her sole heir per the Affidavit of Heirship dated November 19, 2019 of record as Instrument No. 20191125-0121368 Register's Office for Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

- All matters appearing on the Plan of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, including but not limited to, any building setback lines and/or easements lying within the lot(s) described.
- Restrictive Covenants of record in Book 3000, page 528, Register's Office for Davidson County, Tennessee

This property is improved property known as 1813 Stratford Ave, Nashville, TN 37216

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 22nd day of November, 2019.

Shemeka Green

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 **Shemeka Green,** 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 22nd day of November, 2019.

Notary Public

My Commission expires: 7-6-2020



FILE NO: 2019116462