Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20030008

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF March, 2020.

NOTARY PUBLIC

My Commission expires: 01/06/2020

Address of New Owner
David Glen Holmes and
Veronica Louise Holmes
412 Ramble Wood Circle
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
155-15-0A-017.00

Karen Johnson Davidson County
Batch# 377711 DEEDWARR
03/26/2020 09:46:03 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20200326-0032799

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Teresa K. Pruitt, Trustee of the Teresa K. Pruitt Living Trust, dated August 23, 2007,** hereinafter called the **Grantor(s)**, have/has bargained and 5sold, and by these presents do transfer and convey unto **David Glen Holmes and Veronica Louise Holmes, Trustees of the David Glen Holmes and Veronica Louise Holmes Joint Living Trust, dated October 7, 2008,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Stonemeade, Section 1 of record in Plat Book 6900, Pages 800 and 801, 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 Teresa K. Pruitt, Trustee of the Teresa K. Pruitt Living Trust dated August 23, 2007, by Warranty Deed from Nick S. Fillhouer and Chelsea Fillhouer, Husband and Wife, dated 03/19/2018 and recorded on 03/20/2018 in Instrument No. 20180320-0026184, Register's Office for Davidson County, Tennessee.

This is property generally located:
412 Ramble Wood Circle, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Plat Book 6900, Pages 800 and 801, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 7701, Page 290, as reaffirmed in Book 8349, Page 43, amended in Book 8810, Page 840, said Register's Office.
4. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record as Book 7701, Page 290, as reaffirmed in Book 8349, Page 43, said Register's Office.
5. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record as Book 7701, Page 290, as reaffirmed in Book 8349, Page 43, said Register's Office.

Return to:

6. By-Laws contained in instrument of record in Book 8517, Page 992, said Register's Office.
7. Public Utilities Easement granted to Harpeth Valley Utilities District of record as Book 9740, Page 967, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Teresa K. Pruitt, Trustee of the Teresa K. Pruitt Living Trust, dated August 23, 2007** has/have caused this instrument to be executed, this the 20 day of March, 2020.

Teresa K. Pruitt, Trustee

Teresa K. Pruitt, Trustee
of the Teresa K. Pruitt Living Trust, dated August 23, 2007

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Teresa K. Pruitt, Trustee of the Teresa K. Pruitt Living Trust, dated August 23, 2007,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 20 day of March 2020.

My commission Expires: 8/27/22

NOTARY PUBLIC

BRONER MCCOY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY