SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 528666 **DEEDWARRSP**
12/10/2020 10:25:09 AM 2 pgs
Fees: $13.00 Taxes: $7,178.00

20201210-0144386

File No.: HK-20-NED-600-SALE

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Edward Pruitt and Wilson E.K. Pruitt	NEW OWNER	
(NAME) **1220 Vintage Place**	(NAME)	**052-03-0-174.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alden Horton, III dba Horton Properties Partnership, a Sole Proprietorship, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Ronald Edward Pruitt and Wilson E.K. Pruitt, Joint Tenants with Right of Survivorship, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land lying in Davidson County, Tennessee, being Lot 2 on the Consolidation plat of Tennessee Christian Medical Center, of record in Book 7900, Page 970, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alden Horton, III, d/b/a Horton Properties Partnership, a Sole Proprietorship, by Special Warranty Deed from Fidelity Partners, GP, a Tennessee general partnership, successor by merger to Cumberland Way Properties, LLC, dated April 29, 2019, recorded May 2, 2016, in Instrument No. 20160502-0042695, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as *600 Medical Park Drive, Madison TN 37115*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 8th day of December, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alden Horton, III dba Horton Properties Partnership, a Sole Proprietorship

By: Alden Horton, III
Its: Sole Proprietor

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of December, 2020, before me personally appeared Alden Horton, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sole Proprietor of Alden Horton, III dba Horton Properties Partnership, a Sole Proprietorship, the within named bargainor, a Tennessee sole proprietorship and that he/she as such Sole Proprietor executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of December, 2020.

Notary Public
My Commission Expires: 9/2/2024

