THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
COUNTY NASHVILLE TENN.

WARRANTY DEED

BOOK 4822 PAGE 574

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-10-38	Mr/Mrs Quentin C. LaPrad same as below	Commerce Union Bank 2114 Parkway Towers Nashville, Tennessee 32719
FIELD BOOK NUMBER(S) 9D-57400	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 600 Hicks Road	LOAN OR ACCOUNT NO 2747 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated April 22, 1971, in the original principal sum of $20,500.00, payable to Commerce Union Bank, in monthly installments of $136.53, including interest as set forth in said note, and being secured by a deed of trust executed by Roger L. Bacik to Charles C. Trabue, III, Trustee, as of record in Book 4496, page 17,

DONALD H. IGNATZ and wife, BARBARA S. IGNATZ

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto QUENTIN C. LaPRAD and wife, SYBIL LaPRAD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 16 on the Plan of Stacy Square Subdivision, Section 2 as of record in Book 4175, page 30, described as follows:

BEGINNING at a point in the westerly margin of Sawyer Brown Road; thence southwesterly along said margin of said Road, 93.05 feet to a point at the beginning of a curve; thence in a westerly direction around said curve, 39.60 feet to a point in the northerly margin of Hicks Road; thence in a westerly direction with said margin of Hicks Road, 42.5 feet to a point; thence continuing westerly 58 feet to a point in the northerly margin of Hicks Road, being the southwest corner of said lot; thence northeasterly 111.2 feet to a point; thence easterly 98.8 feet to the point of beginning.

Being the same property conveyed to Don H. Ignatz and wife, Barbara S. Ignatz, by deed from Roger L. Bacik and wife, Margaret L. Bacik , as of record in Book 4600, page 618.

This conveyance is made subject to restrictions of record in Book 4265, page 777, amended in Book 4379, page 833.

The said Donald H. Ignatz being the same person as Don H. Ignatz.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except as shown above and 1974 taxes which have been prorated and assumed by Buyers

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of May, 1974

Barbara S. Ignatz

Donald H. Ignatz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald H. Ignatz and wife, Barbara S. Ignatz the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 23rd day of May, 1974.

My commission expires: 7/27/77

Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____ JUN-6 CONV 28,000.00
COUNTY OF _____ JUN-6 S'TAX A* 72.80
JUN-6 PR'FEE A* .50
JUN-6 WDEED A* 4.00 * 77.30

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,
this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1974

MY COMMISSION EXPIRES: 7/27/77 (AFFIX SEAL) Notary Public

DAVID B. HERBERT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 57643

WARRANTY DEED

FROM DONALD H. IGNATZ and WIFE

TO QUENTIN C. LaPRAD AND WIFE

IDENTIF. REFERENCE

JUN 6 2 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

_____