Box 13 #7287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-27-04

(AFFIX SEAL)

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse E. Ford	ABN AMRO Mortgage Group Inc.	060-2-0-163
(NAME)	(NAME)	
3010 Creekwood Drive	P.O. Box 57068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Irvine, CA 92619-7068	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory A. Pratt and wife, Evelyn M. Pratt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse E. Ford and wife, Helen K. Ford, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Parkwood Estates, Section 1 of record in Plat Book 2900, Pages 119 and 120, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 149 fronts 73.61 feet on the westerly side of Creekwood Drive and runs back 141.1 feet on the northern line and 133.9 feet on the southerly line to a dead line in the roar on which it measures 75.5 feet.

Being the same property conveyed to Gregory A. Pratt and wife, Evelyn M. Pratt, by Quitclaim Deed dated April 1, 2003, from Louise J. Worley, of record in Instrument No. 20030403-0044059, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gregory A. Pratt and wife, Verna W. Pratt and Louise J. Worley, as joint tenants with the right of survivorship, by Warranty Deed dated February 1, 1990, from Elsie W. Nivens and husband, Stanley W. Nivens, of record in Book 8048, Page 195, Register's Office for Davidson County, Tennessee. The said Verna W. Pratt having since died on December 7, 2000.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3010 Creekwood Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/08/04 15:14 2pgs
Fees:13.00 Taxes:249.75

20040308-0026404

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 26th day of February, 2004.

Gregory A. Pratt

Evelyn M. Pratt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory A. Pratt and Evelyn M. Pratt, 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 Nashville, Tennessee this 26th day of February, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT

Deborah K. Devine Notary Public