WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CARA MONFORTE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Comm. Exp. Expires JAN. 26, 2008

Davidson County DEEDWARR
Recvd: 08/02/04 16:26 2pgs
Fees:13.00 Taxes:1861.10

20040802-0092387

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Pratt	James Pratt	130-11-123
(NAME)	(NAME)	
4503 Wayland Drive	4503 Wayland Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37215	
(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,

Christopher R. Burch and wife, Carey Nelson Burch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Pratt and wife, Molly Pratt, 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. 6 on the Plan of Hycrest Acres of record in Book 2133, page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 125 feet on the westerly side of Wayland Drive and runs back 607.5 feet on the northerly line and 578.4 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Christopher R. Burch and wife, Carey Nelson Burch, by deed from Edward B. LeMaster, III and wife, Adrian L. LeMaster, of record as Instrument No. 200007200071579, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4503 Wayland Drive, Nashville, TN 37215

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

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 29th day of July, 2004.

Christopher R. Burch

Carey Nelson Burch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher R. Burch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of July, 2004.

Notary Public

My Commission Expires: 9/24/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carey Nelson Burch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 29th day of July, 2004.

Notary Public

My Commission Expires: 9/24/05