03

Reality Title Box 48-D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/06 14:19 2 pgs
Fees:13.00 Taxes:2978.50
20061130-0148008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/24/2010
(AFFIX SEAL)

KAREN COLBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fatima Telwar	New Owner	Map 116-10
(NAME) 205 Jackson Boulevard	(NAME)	Parcel 82
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **EDWARD A. PRATER AND AMY L. PRATER KATZ,***HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATIMA TELWAR,** 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:
*Both unmarried,

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 18 in A. M. Bransford's Subdivision of Lots No. 29, 30, 31, 32, 33, 34 and 45, First Belle Meade Subdivision, of record in Book 421, page 139, Register's Office for Davidson County, Tennessee and further described as follows:

Said northerly one-half of said Lot No. 18 fronts 100 feet on the southerly side of Jackson Boulevard and runs back between parallel lines, 201 feet on its easterly margin and 196.5 feet on its westerly margin to a dead line.

Being the same property conveyed to Edward A. Prater and wife, Amy L. Prater by deed from Jefferson C. Pennington, Jr. and wife, Jean L. Pennington, of record in Book 11702, page 779, said Register's Office. Edward A. Prater and Amy L. Prater have since divorced. Amy L. Prater is now known as Amy L. Prater Katz.

This conveyance is subject to (a) 2006 real property taxes;(b) all matters appearing on the plan of record in Book 421age 139aid Register's Office; and (c) easement of record in Book 5786 page 978, said register's Office.

unimproved ☐

This is improved ☒ property, known as 205 Jackson Boulevard, Nashville, Tennessee 37205
(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 21st and 22nd day of November, 2006.

Edward A. Prater

Amy L. Prater Katz

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 Edward A. Prater, the 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, Tennessee this 22 day of November, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public

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 Amy L. Prater Katz, the 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, Tennessee this 22nd day of November, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public