BILL GARRETT, Davidson County
Trans:T20090067270 DEEDWARR
Recvd: 10/02/09 14:13 2 pgs
Fees:13.00 Taxes:473.60

20091002-0091782

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 25 day of September, 2009.

Notary Public
My commission expires: 7-2410

03-0909-36193

Address of New Owner:	Send Tax Bills to:	Tax Information
Doug Word 7470 Charlotte Pike, Unit 114 Nashville TN 37209	New Owner	114-11-0-A -14.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Angela Louise Pratt, formerly known as Angela Pratt Leach, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Doug Word, an unmarried man, hereinafter called the Grantees, their successors 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 Unit No. 114, together with the appurtenant interest in the common elements of West Hills Condominiums, a horizontal property regime, established by Master Deed of record in Instrument No. 20001212-0122257, as amended and supplemented in Instrument No. 20020125-0010757, Instrument No. 20020125-0010758 and Instrument No. 20021021-0128687, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and on the Site Plan of record in Instrument No. 20020821-0101251, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Pratt Leach, married, by deed from Karl E. Haury, Jr. dated July 29, 2003, recorded August 15, 2003, of record in Instrument No. 20030815-0118065, Register's Office for Davidson County, Tennessee. Subject property was further vested in Angela Louise Pratt by Final Decree of Divorce dated June 22, 2004, recorded July 14, 2004, of record in Instrument No. 20040714-0084129, Register's Office for Davidson County, Tennessee. Angela Pratt Leach and Angela Louise Pratt being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7470 Charlotte Pike, Unit 114, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of September, 2009.

Angela Louise Pratt

Angela Louise Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Angela Louise Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of September, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212