Return to: John T. Cook, P.C.

Box 14
File #24458-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096852 DEEDWARR
Recvd: 12/19/12 08:51 2 pgs
Fees:13.00 Taxes:1017.50
20121219-0116694

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2012.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey A. Pratt	**Same**	**Map 093-13-0-D , Parcel 084.00CO**
700 12th Avenue South, Unit R910		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William J. Pratt and Sherrlyn A. Pratt, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. R910 of Terrazzo a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, appended thereto, of record in Instrument No. 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-026808, Instrument No. 20090827-0080784 and Instrument No. 2012-1017-0095418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of Terrazzo a Condominium, of record in Instrument No. 20081223-0122167, as set out on Exhibit "B", to the Master Deed, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to William J. Pratt and Sherrlyn A. Pratt, husband and wife, by Deed from CJUF II Terrazzo, LLC, a Delaware limited liability company, dated August 19, 2009, of record in Instrument No. 20090821-0078788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed and By-Laws, of record in Instrument No. 20081223-0122167, as amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-026808, Instrument No. 20090827-0080784 and Instrument No. 2012-1017-0095418, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X__) Unimproved (____) property, known as **700 12th Avenue South, Unit R910, Nashville, TN 37203**

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 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 my/our hand(s) this **14th** day of **December, 2012.**

William J. Pratt

Sherrlyn A. Pratt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William J. Pratt and Sherrlyn A. Pratt,** the within named sellers 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 **14th** day of **December, 2012.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/24/13