THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County	DEEDWARR
Recvd: 03/22/13 10:13	3 pgs
Fees:18.00 Taxes:312.65	
20130322-0028457	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***84,500.00.

Nancy M. Prater
Affiant

Subscribed and sworn to before me this 14th day of March, 2013.

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Mitchell A Watts
Notary Public

My Commission Expires: 8. 20. 13

ADDRESS OF NEW OWNER

Jason Allen Garriott
433 West Bend Drive
Nashville, Tennessee 37209

SEND TAX BILLS TO

7.14.13 Thurs
5081 Ridgeview Rd
Circleville OH
43113

MAP & PARCEL NOS.

MAP 091-13-0
PARCEL 207.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Four Thousand Five Hundred and 00/100 Dollars ($***84,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Nancy M. Prater, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Jason Allen Garriott and Chelsea Elizabeth Garriott, husband and wife, (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 Lot No. 21, Block A on the Plan of First Section of Crolywood Subdivision of record in Plat Book 1130, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Nancy M. Prater, unmarried, by Warranty Deed dated December 30, 1992, from Kenneth W. Hutchison and wife, Anna Babette Hutchison, of record in Book 8836, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as 433 West Bend Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of First Section of Crolywood Subdivision, Block A, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

7th IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the day of March, 2013.

Nancy M. Prater

Nancy M. Prater

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 Nancy M. Prater, 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 this 7th day of March, 2013.

Mitchell A. Watts

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

