This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW13808

Davidson County DEEDWARR
Recvd: 07/15/13 13:47 3 pgs
Fees:18.00 Taxes:453.25
20130715-0073015

Send Tax Bills To:

Same/new owner

New Owner is:
~~Courtney~~ Cortney D. Prather
3936 Banbury Drive
Nashville, TN 37207

MAP:
PARCEL: 041-11-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Linda Rose Jett Martin, Individually and as Executrix of the Estate of James David Thompson,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said Cortney ~~Courtney~~ **D. Prather and wife Kierra L. Prather**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3936 Banbury Drive, Nashville, TN 37207**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 436 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James David Thompson and wife, Katherine U. Thompson, by Warranty Deed from Walter Franklin Edward Renfro and wife, Fetta Renfro, dated 10/29/1969 and recorded 10/31/1969 in Book 4376, Page 364, in the Register's Office of Davidson County, Tennessee. The said Katherine U. Thompson having since predeceased James David Thompson. The said James David Thompson having since died on or about April 26, 2012, and by his Last Will and Testament filed 10/31/12 in Case No. 12P-1671 in the Probate Office of Davidson County, Tennessee, subject property having been devised to Linda Rose Jett Martin. The said Linda Rose Jett Martin having been appointed Executrix by Order filed 10/31/12 in the Probate Office of Davidson County, Tennessee.

Seller's Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of July, 2013.

GRANTOR(S):

Linda Rose Jett Martin

Linda Rose Jett Martin, Individually

Linda Rose Jett Martin

Linda Rose Jett Martin, as Executrix of the Estate of James David Thompson

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Linda Rose Jett Martin, Individually**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of July, 2013.

SUSAN M. CLARK
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 2[illegible]2015

Susan M Clark
NOTARY PUBLIC
My Commission Expires: 2-15-2015

ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Tarrant

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Linda Rose Jett Martin, as Executrix of the Estate of James David Thompson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of July, 2013.

SUSAN M. CLARK
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 2[illegible]2015

Susan M. Clark
NOTARY PUBLIC
My Commission Expires: 2-15-2015

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

AFFIANT

SWORN TO and subscribed before me this 11th day of July, 2013.

NOTARY PUBLIC
My commission expires: 10-14-2013

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE