BILL GARRETT, Davidson County
Trans:T20130087422 DEEDWARR
Recvd: 10/09/13 11:48 2 pgs
Fees:13.00 Taxes:92.50
20131009-0106054

This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

WARRANTY DEED

****

ADDRESS NEW OWNER: SEND TAX BILLS TO: MAP-PARCEL

Strategic Options International, LLC New Owner **82-3-77**
938E. Swan Creek Rd #181
Ft. Washington, MD 20744

****

That **Hubert Prater and Jimmy R. Prater,** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Strategic Options International, LLC** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Shield's Davis, Sharpe & Horn's Subdivision of part of the Orndorff Land, as of record in Book No. 57, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 40 feet on the West side of North Second Street, formerly Harris Street, and runs back between parallel lines 146 fee, more or less, to an alley

Being the same property conveyed to Hubert Prater, unmarried, and Jimmy R. Prater, not as tenants in common but as joint tenants with the right of survivorship by deed from Billy Dean Anglin and wife, Emily P. Anglin dated May 8, 1986, of record in Book 6851, page 875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2014 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

This is unimproved property which bears the address of: 846 North 2nd Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the **7th** day of **October, 2013.**

Hubert Prater
Hubert Prater

Jimmy R Prater
Jimmy R. Prater

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Hubert Prater and Jimmy R. Prater,** the bargainor(s), 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 office at Brentwood, Tennessee, on this **7th** day of **October, 2013.**

Notary Public

Commission Expires: 12/6/16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$25,000.00**.

Sworn to and subscribed before me this **7th** day of **October, 2013.**

Affiant

Notary Public

My Commission Expires: 12/6/16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires