THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050869**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$305,000.00~~ Affiant Subscribed and sworn to before me, this 22nd day of May, 2014. Notary Public My Commission Expires: 1-5-2016

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: William Evans Pratt Christy Lynn Pratt 304 Stonehindge Way Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-15-0D-137.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sally L. Goldman, n/k/a, Sally L. Kaplan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Evans Pratt and Christy Lynn Pratt, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 137, SECTION 3-A, SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 7900, Page 332, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Final Decree as recorded on the 15th day of September, 2004 in Instrument No. 20040915-0111170; Quitclaim Deed from Neal Goldman to Sally L. Goldman as recorded on the 12th day of April, 1993 in Deed Book 8913, Page 654 and Deed from City Accommodator, Inc. to Neal Goldman and wife, Sally L. Goldman as recorded on the 4th day of March, 1993 in Deed Book 8880, Page 574, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3-A, SHEFFIELD ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 332.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6925, Page 900, Book 7145, Page 954 and Annexation of Phase 3-A recorded in Book 8565, Page 598.

Terms and provisions of by-Laws recorded in Book 7145, Page 964, amended in Book 8146, Page 463.

Terms and provisions of the Articles of Incorporation of Sheffield on the Harpeth Homeowners Association , recorded in Book 6939, Page 984.

BILL GARRETT, Davidson County
Trans:T20140038522 DEEDWARR
Recvd: 06/03/14 08:15 2 pgs
Fees:13.00 Taxes:1128.50
20140603-0047541

Unanimous Consent of the Directors of Sheffield on the Harpeth Homeowners Association recorded in Book 8276, Page 238.

This is improved property located at 304 Stonehindge Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May 2014.

Sally L. Goldman AKA Sally L. Kaplan

Sally L. Goldman, n/k/a, Sally L. Kaplan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sally L. Goldman, n/k/a, Sally L. Kaplan**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014