PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
John F. & Marie E. Pratt

1214 Berwick Trail
Madison TN 37115

Tax Information: Parcel ID: 052- 16-0 065.00

BILL GARRETT, Davidson County
Trans:T20140041285 DEEDWARR
Recvd: 06/11/14 15:16 2 pgs
Fees:13.00 Taxes:638.25
20140611-0051043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, I, ERICKA ECKLAND, have bargained and sold, and by these presents do hereby transfer and convey to JOHN F. PRATT and wife, MARIE E. PRATT, their heirs and assigns, a certain tract or parcel of land in Davidson County, bounded and described as follows:

> Being lot No. 8 on the Plan of Marlin Meadows, Section V, as of record in Book 2133, page 42, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 8 fronts 100 feet on the southwesterly side of Berwick Trail, and runs back 790 feet, more or less, on the southeasterly line and 785 feet, more or less, on the northwesterly line, to the low water mark of the Cumberland River on which it measures 100 feet, more or less.
>
> Being the same property conveyed to Ericka Eckland, unmarried, by deed of record in Instrument No. 20001101-0108152, Register's Office of Davidson County, Tennessee.
>
> Conveyance of said property is made subject to the following (1) Restrictive Covenants of record in Book 2148, page 357; (2) all matters set forth on plan/plat of record in Book 2133, page 42; (3) Agreement for Dedication of Easement for sanitary sewer and/or storm drainage of record in Book 5176, page 600 and Book 5309, page 599, (4) property is subject to flooding from Cumberland River as set forth in Book 5569, page 473, all in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said, JOHN F. PRATT and wife, MARIE E. PRATT their heirs and assigns, forever.

AND I do covenant with the said JOHN F. PRATT and wife, MARIE E. PRATT, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title of said land to the said JOHN F. PRATT and wife, MARIE E. PRATT, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of June, 2014.

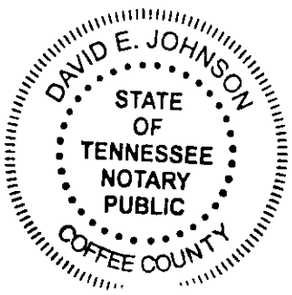
Ericka Eckland

ERICKA ECKLAND

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a notary public in and for the said county and state, the within named ERICKA ECKLAND, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6th day of June, 2014.



NOTARY PUBLIC
Commission Expires: 1-15-17

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $172,500, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me
this 6th day of June, 2014.

NOTARY PUBLIC
My commission expires: 1-15-17

