BILL GARRETT, Davidson County
Trans:T20140043637 DEEDWARR
Recvd: 06/19/14 15:17 2 pgs
Fees:13.00 Taxes:462.50
20140619-0053782

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $125,000.00.

Affiant

Subscribed and sworn to before me this 16th day of June, 2014

Notary Public

My Commission expires: 3/24/17 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Caitlin E. Welch	New Owner	091-10-0-043.01
5808 Leslie Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lawrence M. Pratt**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Caitlin Welch, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 48 on the plan of the Subdivision of Lots Nos. 39 and 40 in the Division of B.F. Cockrill Farm, of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 48 fronts 50.0 feet on the northerly margin of Leslie Street and extends back between parallel lines 150.0 feet to a dead line at a 12 foot alley.

Being the same property conveyed to Lawrence M. Pratt, by deed from Ukyun Sin, on October 16, 2001, of record in Instrument Number 20011106-0121780, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **5808 Leslie Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

WITNESS our hands this June 9, 2014.

Lawrence M. Pratt

Lawrence M. Pratt

STATE OF Connecticut
COUNTY OF Fairfield

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lawrence M. Pratt** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 9, 2014

My commission expires _____

Jessica Marrero

Notary Public

JESSICA MARRERO
NOTARY PUBLIC
COMMISSION EXPIRES
AUGUST 31, 2018
CONNECTICUT

JESSICA MARRERO
Notary Public, State of Connecticut
My Commission Expires Aug. 31, 2018