WARRANTY DEED

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$398,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

My commission expires: 3-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeffrey A. Pratt	Same/New Owner	**Map 160-03-0, Parcel 111.00**
5317 Overton Road	Same	
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew A. Anderson and wife, Katheryn L. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffrey A. Pratt, unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Haileywood Estates, Section 8-F, of record in Book 3842, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Matthew A. Anderson and Katheryn L. Anderson by Deed from Judith T. Humphreys and Aven A. Humphreys Dunlap, dated May 29, 2003, of record in Instrument No. 20030613-0081784, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 3842, Page 116, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 4115, Page 512, Register's Office for Davidson County, Tennessee.
(3) Taxes for 2014 and subsequent years, a lien not yet due and payable, which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Matthew A. Anderson and Katheryn L. Anderson, pursuant to a Power of Attorney executed by same on the16th day of June, 2014, of record in Instrument No.
20140718-0063783, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **5317 Overton Road, Nashville, TN 37220**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20140051825 DEEDWARR
Recvd: 07/18/14 09:39 2 pgs
Fees:13.00 Taxes:1472.60
20140718-0063784

Witness my/our hand(s) this **15th** day of **July, 2014.**

Matthew A. Anderson by Houston Howell, attorney-in-fact

Matthew A. Anderson By: Houston Howell, Attorney in Fact

Katheryn L. Anderson by Houston Howell, attorney-in-fact

Katheryn L. Anderson By: Houston Howell, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Matthew A. Anderson and Katheryn L. Anderson** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Matthew A. Anderson and Katheryn L. Anderson** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Matthew A. Anderson and Katheryn L. Anderson** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **July, 2014.**

My Commission expires: 11/6/17

Notary Public

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY