WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2.8.16

(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

Y-RR-14-2408

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Kolar	**Peoples Home Equity, Inc**	
(NAME)	(NAME)	
2408 Barclay Drive	**7825 Maryland Way, Suite 100**	**083-11-0-131.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANKIE POPE PRATT, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLY KOLAR,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 53 on the Plan of Eastland Acres, Section I of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 114 feet on the southerly side of Barclay Drive, and runs back between lines, 172.8 feet on the westerly line, and 177.1 feet on the easterly line to an irregular line in the rear, measuring 75 feet thereon.

Being the same property conveyed to William Pratt by deed from William Edward Jones and wife, Nellie M. Jones of record in Book 6890, page 147, Register's Office for Davidson County, Tennessee, dated June 17, 1986 and recorded on June 18, 1986. The said William Pratt having since died on February 15, 2013 leaving Frankie Pope Pratt as his sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20140228-0017218 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 2133, Page 103, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 2284, Page 612, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for water mains to the City of Nashville of record in Book 2335, Page 331, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2408 Barclay Drive, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140073420 DEEDWARR
Recvd: 09/30/14 12:52 2 pgs
Fees:13.00 Taxes:677.10
20140930-0090083

Witness my/our hand(s) this the 16th DAY OF SEPTEMBER, 2014.

Frankie Pope Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANKIE POPE PRATT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of September, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Mission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212