THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1516

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Hassell 108 Rachael Ann Court Whites Creek, TN 37189	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	041-01-0A-154.00

Davidson County DEEDWARR
Recvd: 12/31/14 14:50 4 pgs
Fees:23.00 Taxes:777.00
20141231-0119421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Jennifer Chandler Cole
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2014.

Notary Public

LAURIE A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires AUG. 17, 2015

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Erin K. Pratt, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Hassell and Benita Hassell, husband and wife,** 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. 105 on the Plan of Cobblestone Creek, Phase Three, of record in Instrument No. 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Erin K. Pratt, married by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated June 10, 2010, recorded June 14, 2010, of record in Instrument No. 20100614-0045974, Register's Office for Davidson County, Tennessee.

Erin K. Pratt was married, however the subject property is not now, nor has ever been, a martial residence and as such is not subject to any homestead, dower, or other marital interest.

This is improved property located at: **108 Rachael Ann Court, Whites Creek, TN 37189**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Cobblestone Creek, Phase Three, of record in Instrument No. 20081023-0106163, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee. (5) Charter for Homeowners Association of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee. (6) Quitclaim Deed to Homeowners Association of record in Instrument No. 20110916-0072157, Register's Office for Davidson County, Tennessee. (7) Storm Water Detention Agreement of record in Instrument No. 20071119-0135018, Register's Office for Davidson County, Tennessee. (8) Right-of-way Easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 137, Register's Office for Davidson County, Tennessee, and (9) other matters of public record.

This instrument is executed on behalf of Erin K. Pratt, by J. David Wicker pursuant to a Power of Attorney executed by Erin K. Pratt on November 13, 2014, of record in Instrument No. 20141231-0119420, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 **December, 2014.**

GRANTOR(S)

Erin K. Pratt by J. David Wicker Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Erin K. Pratt,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **22nd** day of **December, 2014.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT "A"
To
Warranty Deed

FROM: Erin K. Pratt, married

TO: Michael Hassell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 22nd day of December, 2014.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE