WARRANTY DEED

State of TN
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 7-30-17

(AFFIX SEAL)

TAHIRA J. PYSZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-30-17

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Pratt Marie Pratt	SAME	05312023300
(NAME) 1214 Berwick Trail	(NAME)	
(ADDRESS) madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Terrance A. Brady and Denise Brady, Trustees of the Brady Family Trust, dated April 13, 2003 ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Pratt and Marie Pratt,** 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. 10 of the Villas of Lakemeade, of record in Book 7900, Page 530, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

Being the same property conveyed to Terrance A. Brady and Denise Sanders Brady, Trustees of the Brady Family Trust, dated April 13, 2003 as of record in Instrument Number 20100722-0057270, Register's Office for Davidson County, Tennessee.

Subject to Easement of record Book 9441, page 444 and Book 9872, Page 530, Register's office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 7900, Page 530, Register's office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 500 Sandy Cove County Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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:T20150032500 DEEDWARR
Recvd: 04/29/15 13:54 3 pgs
Fees:18.00 Taxes:370.00
20150429-0038385

Witness my/our hands this 9th day of April, 2015.

Terrance A Brady, Trustee

Terrance A. Brady, Trustee of the Brady Family Trust dated
April 13, 2003

Denise Sanders Brady Trustee

Denise Sanders Brady, Trustee of the Brady Family Trust dated
April 13, 2003

On this 9th day of April, 2015, before me, personally appeared Terrance A. Brady and Denise Sanders Brady as trustees of the Brady Family Trust dated April 13, 2003, to me known to be the person described in and who executed the foregoing instrument, and Who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

SEE CALIFORNIA NOTARY, ATTACHED

NOTARY PUBLIC
My Commission Expires: Oct 17 2016

File No.: 9305

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 04/09/2015 before me, Tejal Munsif, Notary Public
(insert name and title of the officer)

personally appeared Terrance A Brady, Denise Sanders Brady,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

BCT3 TEJAL MUNSIF COMM...1993182 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. October 17, 2016 BCT3