This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 8th day of June, 2015.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adam C. Dalton	SWBC Mortgage Corp.	128-03-0A-025.00-CO
416 Cedar Forest Drive	9311 San Pedro Ave., Ste. 100	
Nashville, TN 37221	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WAYNE R. PRATT, AS TRUSTEE OF THE PRATT REVOCABLE INTER VIVOS TRUST DATED SEPTEMBER 1, 1995 AND KATHRYN L. PRATT, AS TRUSTEE OF THE PRATT REVOCABLE INTER VIVOS TRUST DATED SEPTEMBER 1, 1995 AND MICHAEL T. PRATT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADAM C. DALTON AND SARAH DALTON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of First Revision, Cedar Forest of record in Plat Book 6900, Page 383, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne R. Pratt, as Trustee of The Pratt Revocable Inter Vivos Trust dated September 1, 1995 and Kathryn L. Pratt, as Trustee of The Pratt Revocable Inter Vivos Trust dated September 1, 1995 and Michael T. Pratt, as joint tenants with right of survivorship by Warranty deed from Iris K. Jordan, unmarried and Elizabeth R. Kopp, unmarried of record in Instrument No. 20080603-0056576 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 03, 2008.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 416 Cedar Forest Drive, Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

NG as ST
NG as ST

M TP by BM AIF

BILL GARRETT, Davidson County
Trans: T20150047075 DEEDWARR
Recvd: 06/15/15 10:08 2 pgs
Fees: 13.00 Taxes: 814.00
20150615-0056284

Witness my hand this the 8th day of June, 2015.

Wayne R. Pratt, as Trustee of The Pratt Revocable Inter Vivos Trust dated September 1, 1995

Nicole Gardner Special Trustee
By: Nicole Gardner, Special Trustee

Kathryn L. Pratt, as Trustee of The Pratt Revocable Inter Vivos Trust dated September 1, 1995

Nicole Gardner, Special Trustee
By: Nicole Gardner, Special Trustee

Michael T Pratt by [signature] his attorney in fact
Michael T. Pratt
By Brianna Morant As His Attorney In Fact

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicole Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Special Trustee of the within named bargainor, a Revocable Trust, and that he/she as such Special Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Nicole Gardner such Special Trustee.

Witness my hand and official seal on this the 8th day of June, 2015.

My Commission Expires:
9-10-2018

[signature]
Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nicole Gardner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Special Trustee of the within named bargainor, a Revocable Trust, and that he/she as such Special Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Nicole Gardner such Special Trustee.

Witness my hand and official seal on this the 8th day of June, 2015.

My Commission Expires:
9-10-2018

[signature]
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this 8th day of June, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Brianna Morant with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael T. Pratt, by Specific Power of Attorney dated May 6, 2016, and who acknowledged that he executed the same as the free act and deed of Michael T. Pratt.

Witness my hand and official seal this 8th day of June, 2015.

My Commission Expires:
9-10-2018

[signature]
Notary Public

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY