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 $300,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of June, 2015.

Notary Public
My commission expires: 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

Address of New Owner:
Sharon I. Gates
611 Rosebank Ave
Nashville, TN 37206

Send Tax Bill to:
New Owner

Tax Information:
083-08-0-149.00

Davidson County DEEDWARR
Recvd: 07/06/15 15:59 3 pgs
Fees:18.00 Taxes:1110.00
20150706-0065409

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, DEBORAH L. WELKER N/K/A DEBORAH L. PRATT AND HUSBAND, MICHAEL T. PRATT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHARON I. GATES, AN UNMARRIED WOMAN, 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:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Tract One: Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Rosewood Heights Subdivision, Section 3, of record in Book 2133, Page 61, Register's Office for said County, more particularly described as follows: Beginning at a point on the Southerly margin of Rosebank Avenue, the common corner of Lots 123 and 124; thence along the margin of said avenue in a Westerly direction 72 feet to the beginning of a curve; thence around said curve in a Westerly and Southerly direction 39.3 feet to a point in the Easterly margin of an unnamed street; thence along the margin of said unnamed street in a Southerly direction 215 feet to the Southwest corner of the Lot herein described; thence in an Easterly direction along the rear of the Lot, 97 feet to the common rear corner of Lots 123 and 124; thence in a Northerly direction along the line between said Lots, 240 feet to the point of beginning. Tract Two: being a part of reserved Parcel A, shown on the plat of Rosewood Heights, Section III, as of record in Book 2133, Page 61, Register's Office for said County, described as follows: Beginning at a point in the South margin of Rosebank Avenue, at a concrete monument opposite a turn into a 30-foot strip lying between Lots Nos. 122 and 123; thence around said turn Southeasterly 39.3 feet to a concrete monument in the East line of Lot 122; thence with the line of said Lot, Southerly 215 feet to a concrete monument which is located in the North corner of Lots Nos. 4 and 5 on the plan of Whitman Meadows, as of record in Book 2854, Page 55; thence along the North Line of Lot 4, of said Whitman Meadows, Easterly 30 feet to a concrete monument at the Southwest corner of Lot 123, Rosewood Heights, Section III; thence with the Line of said Lot, Northerly 215 feet to a concrete monument at the beginning of a curve; thence around said curve, Northeasterly 39.3 feet to a concrete monument in the South margin of Rosewood Avenue; thence with the margin of said avenue, Westerly 80 feet to the point of beginning.

Being the same property conveyed to Deborah L. Welker, married by Warranty deed from Lauren G. Foster, unmarried of record in Instrument No. 20080221-0017188 Register's Office for Davidson County, Tennessee, dated February 20, 2008 and recorded on February 21, 2008.

The said Deborah L. Welker is also known as Deborah L. Pratt.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 611 Rosebank Ave, Nashville, TN 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 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.

Witness my hand this the 23rd day of June, 2015.

Deborah L. Pratt by BM as her attorney in fact
Deborah L. Pratt
By: Brianna Morant As Her Attorney In Fact

Michael T Pratt by BM as his attorney in fact
Michael T. Pratt
By Brianna Morant As His Attorney In Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 23rd 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 Deborah L. Pratt, by her Power of Attorney dated May 5, 2015, and who acknowledged that he executed the same as the free act and deed of Deborah L. Pratt.

Witness my hand and official seal this 23rd day of June

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
1/15/17

STATE OF Tennessee
COUNTY OF Williamson

On this 23rd day of June, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared ** Michael T. Pratt 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 his Power of Attorney dated May 6, 2015, 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 23rd day of June, 2015.

**Brianna Morant

My Commission Expires:
1/15/17

Notary Public

MARK BELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

