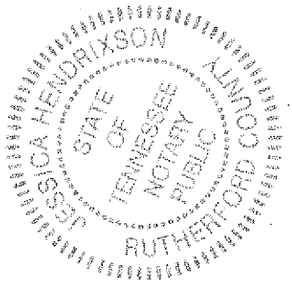
Davidson County DEEDWARR
Recvd: 08/07/15 11:13 2 pgs
Fees:13.00 Taxes:573.13
20150807-0078881

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of August, 2015,

Notary Public

MY COMMISSION EXPIRES: 12/11/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Monica Kabeya	Primary Residential Mortgage, Inc.	150 16 0B 027.00
(NAME)	(NAME)	
5801 Tru Long Court	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Antioch ~~Nashville~~, TN 37013	Salt Lake, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Four Thousand Nine Hundred And No/100 Dollars ($154,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Moses Pratt and Elmira M. Pratt, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Monica Kabeya, single woman**, 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 all of Lot No. 27, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Moses Pratt and Elmira M. Pratt, husband and wife by Warranty Deed from Thoroughbred Construction, LLC, a Tennessee Limited Liability Company dated April 22, 2005 and recorded May 6, 2005 in Instrument No. 20050506-0051480, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5801 Tru Long Court, Antioch ~~Nashville~~, TN 37013

File Number: MFR-153042

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, has 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.

Witness our hands this 5th day of August, 2015.

Moses Pratt

Elmira M. Pratt

STATE OF Tennessee

County OF ~~Rutherford~~ Davidson

I, Cheryl M Rodgers, a Notary Public for the County of Rutherford and State of Tennessee, do hereby certify that **Moses Pratt and Elmira M. Pratt**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th of August, 2015.

Notary Public

My Commission Expires: 1-5-16

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-153042

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shelly M Smith