WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/15 12:46 3 pgs
Fees:18.00 Taxes:1602.06
20151201-0121061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 432,985

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 05-06-2019
(AFFIX SEAL)

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Koren Vestey	Highlands Residential Mortgage, LTD.	052 11 0 057.00
(NAME)	(NAME)	
1110 Berwick Trail	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Pratt and Ellie Pratt f/k/a Ellie Cunningham, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Koren Vestey and sydney Vestey Jr., wife and husband**, 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. 2 of the Resubdivision of Lot 4 of the Madison Heights, Section Three, on the Plan of record in Instrument No. 20040630-0077789, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ellie Cunningham, an unmarried woman by Warranty Deed from Rebecca F. Elrod and Jack D. Elrod, wife and husband dated January 28, 2010 and recorded February 12, 2010 as Instrument No. 201002120011178, in said Register's Office for Davidson County, Tennessee. *Scrivener's Affidavit recorded September 24, 2010 as Instrument No. 201009240076030, 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.

File Number: GRN-155356FC

unimproved ☐

This is improved ☒ property, known as 1110 Berwick Trail, Madison, TN 37115

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 24th day of November, 2015.

John Pratt by Ellie Pratt as attorney-in-fact

John Pratt by Ellie Pratt, as attorney-in-fact

Ellie Pratt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, ~~John Pratt and~~ Ellie Pratt, ~~husband and wife~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of November, 2015.

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Notary Public

My Commission Expires

(SEAL)

File Number: GRN-155356FC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within-named ~~Mary~~ Ellie ~~Kingsland~~ Pratt, as attorney in fact for John Pratt, the bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 24th day of November, 2015.

My commission expires: _____ NOTARY PUBLIC

HEATHER F. S. FLEMING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018