WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maria Adriana Arredondo Lopez	Maria Adriana Arredondo Lopez	Parcel ID:
363 Cedarmont Drive	363 Cedarmont Drive	14707020300/1470800
Nashville, TN 37211	Nashville, TN 37211	2500

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Aubrey S. Pratt and wife, Frances E. Pratt, a/k/a Francis E. Pratt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Maria Adriana Arredondo Lopez , unmarried

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. 24 and 25, on the Plan of Subdivision of Pritchett Land at Providence of record in Plat Book 421, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Lot 24 being the same property conveyed to Aubrey S. Pratt and Francis E. Pratt by Quitclaim Deed from Robbie Davis Gunn, of record in Instrument 20061220-0156710, dated November 7, 2006, Register's Office for said County.

Lot 25 being the same property conveyed to Robert and Ada Davis by deed from Thos. W. Patterson, Trustee, of record in Book 731, Page 485, Register's Office for said County. The said Robert Davis died February 3, 1955 and title vested in Ada Davis as surviving tenant by the entirety. The said Ada Davis died intestate on November 29, 1972 leaving as Sole Heir, Robbie Davis. See Affidavit of Heirship of record in Instrument 20160404-0032080, said Register's Office. Robbie Davis having conveyed the property to Aubrey S. Pratt and Frances E. Pratt by Quitclaim Deed of record in Instrument 20071108-0131747, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 70, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 0 & 302 Alice Avenue, Nashville, TN 37211

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.

Witness our hands this 1st day of April, 2016.

Aubrey S. Pratt

Frances E. Pratt

BILL GARRETT, Davidson County
Trans:T20160027223 DEEDWARR
Recvd: 04/04/16 15:45 2 pgs
Fees:13.00 Taxes:185.00

20160404-0032081

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aubrey S. Pratt and Frances E. Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.