THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16047192

BILL GARRETT, Davidson County
Trans:T20160036327 DEEDWARR
Recvd: 05/03/16 08:27 2 pgs
Fees:13.00 Taxes:1128.50
20160503-0043096

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2016.

Notary Public
My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peyton Pratt and Danielle Pratt 534 WHISPERING HILLS DRIVE Nashville, TN 37211-5365	New Owner	Tax Parcel ID No. 147-15-89.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerrod Brown and Autumn Brown, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peyton Pratt and Danielle Pratt, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 124, WHISPERING HILLS, SECTION ONE, as shown on plat of record in Plat Book 2331, Pages 82-84, amended in Book 5748, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Garry Brown and Karen Brown, husband and wife to Jerrod Brown and Autumn Brown, husband and wife, as recorded on the 1st day of March, 2012 in Instrument No. 20120301-0017893; Quitclaim Deed from Jerrod Brown, Garry Brown and wife Karen Brown to Jerrod Brown and Autumn Brown, husband and wife and Garry Brown and Karen Brown, husband and wife, as recorded on the 5th day of May, 2011 in Instrument No. 20110505-0034738 and Warranty Deed from Andrew J. Flanigan and wife, Katherine A. Flanigan to Jerrod Brown, an unmarried man and Garry Brown and wife, Karen Brown, as recorded on the 5th day of April, 2011 in Instrument No. 20110405-0026031, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION ONE, as recorded in Plat Book 2331, Page(s) 82-84, amended in Book 5748, Page 23.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2481, Page 499.

This is improved property located at 534 WHISPERING HILLS DRIVE Nashville, TN 37211-5365.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2016.

Jerrod Brown

Autumn Brown
By: Jerrod Brown, as attorney-in-fact

Autumn Brown
By: Jerrod Brown, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerrod Brown,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Autumn Brown** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018