AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 250
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160060805 DEEDWARR
Recvd: 07/15/16 09:39 2 pgs
Fees:13.00 Taxes:1350.50
20160715-0072765

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2016

Notary Public
Commission Expires:

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
John G. Scott 6760 Autumnwood Drive Nashville, TN 37221	NEW OWNER	155-08-0C- 253.00 CO

WARRANTY DEED

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, I/WE,

Ronald Keith Prater and wife, Linda K. Prater

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Terry Scott and Pamela J. Scott, **

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. 9, Final Plat of Poplar Creek Estates, Phase IV, as shown on plat of record in Plat Book 9700, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ronald Keith Prater and wife, Linda K. Prater, by Quitclaim Deed from Ronald K. Prater and Linda K. Prater, Trustees of the Ronald K. Prater and Linda K. Prater Joint Revocable Living Trust Agreement dated April 22, 1994, said deed being recorded 7/8/11 in Instrument No. 20110708-0052413; and being the same property previously conveyed to Ronald K. Prater and Linda K. Prater, Trustees of the Ronald K. Prater and Linda K. Prater Joint Revocable Living Trust Agreement dated April 22, 1994, by Quitclaim Deed from Ronald K. Prater and wife, Linda K, Prater, dated 8/26/99 and recorded 9/2/99 in Book 11647, Page 819; and being the same property previously conveyed to Ronald K. Prater and wife, Linda K, Prater, by Warranty Deed from Poplar Creek Development Co., dated 3/16/99 and recorded 3/17/99

** As Trustees of the T & M Scott Family Trust dated April 30, 2014

in Book 11388, Page 339, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6760 Autumnwood Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2016.

Ronald Keith Prater

Ronald Keith Prater

Linda K. Prater

Linda K. Prater

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Ronald Keith Prater and Linda K. Prater

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 Brentwood, Tennessee this 30th day of June, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)