BILL GARRETT, Davidson County
Trans:T20160071251 DEEDWARR
Recvd: 08/16/16 15:24 2 pgs
Fees:13.00 Taxes:1073.00
20160816-0085526

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00

Patrick Smith
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2016.

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

Notary Public

My Commission Expires: 8-23-16

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William T. Vasser Caitlin E. Vasser 7221 Sugarloaf Drive Nashville, TN 37211	PEOPLES HOME EQUITY 170 N. SEVEN OAKS KNOXVILLE, TN 37922	181-01-0-A-094.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Bradley Prakope and Kimberly Prakope, formerly known as Kimberly Ptasinski, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William T. Vasser and Caitlin E. Vasser, husband and wife,** 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 46, SUGAR VALLEY, SECTION THREE, as shown on plat of record in Instrument No. 20000410-0035743, 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 to Bradley Prakope and wife, Kimberly Ptasinski by Warranty Deed from Matthew B. Rigsby and wife, Kristina B. Rigsby, recorded on the 4th day of April, 2014 in Instrument No. 20140404-0028144, in the Register's Office of Davidson County, Tennessee.

Kimberly Ptasinski and Kimperly Prakope are one in the same.

This is ☒ Improved OR ☐ Unimproved property located at: 7221 Sugarloaf Drive, Nashville, TN 37211.

This conveyance is made subject to (1.) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; (2.) all applicable zoning ordinances; (3.) utility, sewer, drainage and other easements of record; (4.) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5.) building restrictions; and (6.) other matters of public record.

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. Whenever used, the singular number 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 12th day of August, 2016.

Bradley Prakope

Kimberly Prakope
Formerly known as Kimberly Ptasinski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bradley Prakope and Kimberly Prakope, formerly known as Kimberly Ptasinski**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2016.

Notary Public

My Commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017