RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167841

BILL GARRETT, Davidson County
Trans:T20160077666 DEEDWARR
Recvd: 09/06/16 10:59 2 pgs
Fees:13.00 Taxes:507.27
20160906-0093168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer F. Masterson 1103 Bryan Street Old Hickory, TN 37138	Movement Mortgage 841 Seahawk Cir Virginia Beach, VA 23452	044 15 0 231.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Seven Thousand One Hundred and 00/100 Dollars ($137,100.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEREMY M. PRATT AND WIFE, CATHERINE PRATT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JENNIFER F. MASTERSON, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139, Section C on Plan of E.I. DuPont Nemours and Company's Subdivision, of record in Book 1424, page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy M. Pratt and wife, Catherine Pratt, by Warranty Deed from James H. Lester and wife, Maedean Lester, dated 7/16/2007, recorded 7/23/2007, of record in Instrument #20070723-0087062, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1103 Bryan Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of August, 2016.

JEREMY M. PRATT

CATHERINE PRATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jeremy M. Pratt and wife, Catherine Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of August, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18