BILL GARRETT, Davidson County
Trans:T20160077979 DEEDWARR
Recvd: 09/06/16 14:58 2 pgs
Fees:13.00 Taxes:702.63
20160906-0093538

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $189,900.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 7.30.17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 7-30-2017

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jeremy Pratt and Catherine Pratt	same address	04411004500
(NAME)	(NAME)	
81 Jones Circle	as new owner	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Patricia Anne Boyd aka Patricia Sanders Boyd, an unmarried woman** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeremy Pratt and Catherine Pratt, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. I: BEING Lot No. 27, River Vista Subdivision, Village of Old Hickory, as shown on plan recorded August 19, 1949, in Book 1424, Page 118, in Register's Office for Davidson County, Tennessee; located on Northwest corner of intersection of Jones Circle and Fourth Street, containing 0.50 acres, more or less.

TRACT NO. II: BEING the easterly 105 feet part of the southerly 12 inches part of Lot No. 26 on the Plan of River Vista, a plan of which is of record in Book 1424, Page 118, Register's Office for said County.

BEGINNING at a point, the northeasterly corner of Lot 27 and the southeasterly corner of Lot 26 and being the center of a fire hydrant, the common corner; thence westerly along the southerly line of Lot 26 and the northerly line of Lot 27 one hundred tour (104) feet to a point in said line; thence northerly and parallel with Jones Circle 12 inches to a point; thence easterly parallel with the said common line of Lots 26 and 27 one hundred tour (104) feet to a point in the westerly margin of Jones Circle; thence southerly with the westerly margin of Jones Circle 12 inches to the point of beginning.

Being the same property conveyed to Patricia Anne Boyd by deed from Sarah Katherine Sanders, Executor of the Estate of Ulis Dewey "Dude" Sanders, deceased, of record in Instrument No. 20130829-0091451, said Register's Office. The said Patricia Anne Boyd being one in the same as Patricia Sanders Boyd.

This property is __unimproved _X_improved property known as: 81 Jones Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of August, 2016.

* Patricia Sanders Boyd by Mary Katherine Kilgore her attorney-in-fact

Patricia Sanders Boyd by Mary Katherine Kilgore
Her attorney-in-fact

State of Alabama
County of Baldwin

On this 31st day of August, 2016, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Mary Katherine Kilgore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia Sanders Boyd, as evidenced by Power of Attorney of record in Instrument No. 20160513-0048019, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Patricia Sanders Boyd.

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

*

Notary Public
My commission expires:
MY COMMISSION EXPIRES JULY 29, 2019

MISSHA D. WALDRIP NOTARY PUBLIC STATE AT LARGE ALABAMA

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122