WARRANTY DEED	16-09-004
J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	State of Tennessee) County of Davidson) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of September, 2016 Notary Public My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICK PRATHER & PAULA PRATHER	New Owner	117-13-0B
(NAME) 710 Overton Park	(NAME)	145.000CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRANCES SHMERLING, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICK PRATHER AND PAULA PRATHER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 710 on the Final Plat of Abbotsford, Phase 2, a Planned Unit Development,** of record in Instrument No. 20010502-0044847, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to FRANCES SHMERLING, by Deed from LANDSTAR DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20011217-013879, and as corrected in Instrument No. 20020523-0063037, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed in behalf of **FRANCES Z. SHMERLING** pursuant to a Power of Attorney executed by same on the 12th day of September, 2016, and being filed for record in Instrument No. 20160926-0101042, and being recorded simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Abbotsford of record in Book 8106, Page 1, as amended in Book 8627, Page 254, in Book 9381, Page 876, in Book 10458, Page 810, and in Instrument No. 10010330-0030930, Supplemental Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20010502-0045152, and as re-recorded in Instrument No. 20010514-0049648, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **710 Overton Park, Nashville, TN, 37215.**
(House Number) (Street) (City or Town) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20160084190 DEEDWARR
Recvd: 09/26/16 10:33 2 pgs
Fees:13.00 Taxes:2756.50
20160926-0101043

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, my hand, this 12th day of September, 2016

FRANCES SHMERLING

By: _____
MICHAEL D. SHMERLING, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

On this 12th day of September, 2016, before me personally appeared **MICHAEL D. SHMERLING**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **FRANCES SHMERLING**, and acknowledged that he executed the same as the free act and deed of the said **FRANCES SHMERLING**.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2016.

My Commission Expires: ~~07/02/~~18
11/5/18

_____
Notary Public

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FROM: MICHAEL D. SHMERLING
TO: RICK PRATHER

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

_____
MICHAEL D. SHMERLING, AFFIANT

Sworn to and subscribed before me this 12th day of September, 2016

My Commission Expires: ~~07/02/~~18
11/5/18

_____
Notary Public

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY