BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003086 DEEDWARR
Recvd: 01/12/17 08:58 2 pgs
Fees:13.00 Taxes:795.50
20170112-0003477

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Linda Prather
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 5, 2019

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Prather Linda Prather	First Advantage Bank	136-07-014.00
(NAME)	(NAME)	
3722 Edgewater Drive	1430 Madison St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Darryl Allen and Stephonia Allen,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David W. Prather and Linda L. Prather, 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:

Being Lot No. 32, on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Darryl Allen and wife, Stephonia Allen, by Deed of record in Instrument No. 20050104-0001406, Register's office for said county

unimproved ☐

This is improved ☑ property, known as 3722 Edgewater Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 11th day of January, 2017.

Darryl Allen

Stephonia Allen

State of Tennessee
County of Williamson

Personally appeared before me Darryl Allen and Stephonia Allen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of January, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 11648

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017