WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joe A. Standeford	Weichert Financial Services	Parcel ID:
213 Warren Ct.	225 Littleton Rd	034160A00400CO
Old Hickory, TN 37138	Morris Plains, NJ 07950	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Prater Construction, LLC

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joe A. Standeford and Adriene N. Standeford, 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. 4 on the Plan of Final Plat for Warren Place Subdivision, of record in Instrument 20060411-0041769, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Prater Construction, LLC by deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, a 1/2 undivided interest, and Equity Trust Company, Custodian FBO DeEtta Brewer, IRA, a 1/2 undivided interest, of record in Instrument 20161011-0107485, dated October 7, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060411-0041769, said Register's Office; (3) Notice of Acceptance of Public Infrastructure of record in Instrument 20151008-0102704, Register's Office for said County; (4) Easement and Restrictions contained in deed of record in Instrument 20020130-0013415, Register's Office for said County; and (5) Storm Water Detention Agreement of record in Instrument 20040903-0107083, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 213 Warren Ct., Old Hickory, TN 37138

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.

BILL GARRETT, Davidson County
Trans:T20170031805 DEEDWARR
Recvd: 04/17/17 11:56 2 pgs
Fees:13.00 Taxes:1182.15
20170417-0036881

Witness my hand this 13th day of April, 2017.

Prater Construction, LLC

BY: Larry P. Prater

Larry P. Prater
Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry P. Prater with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Chief Manager respectively of Prater Construction, LLC, the within named bargainer, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of April, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.