WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

File# 111672

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tatia L. Hobbs	Bank of Tennessee	086110b00900co
(NAME)	(NAME)	
409 Raintree Place	2208 Crestmoor Road Suite 1	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville TN 37215	
(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, **Michael Pratt and Nekasha Pratt,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tatia L. Hobbs, unmarried,** 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:

Property having Lot No. (Condominium), with the Section No. APT. 9-1 Hermitage Woods Cond. Phase 2, and property beginning at a certain condominium in Davidson County, Tennessee, described as a follows:

Unit No. 1 Building Number 9, in Raintree Village, (A Condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of records in Book 4753, Page 140, Register's Office for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 368, said Register's Office, and as shown by the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record Book 4860, Page 62, in said Register's Office, to which reference is hereby made. Garage number 9-I-G is limited common element for the exclusive use of the occupant of said element.

Being the same property conveyed to Mr Michael and Nekasha Pratt, by deed of record in Instrument No. 20140708-0060054 , Register's Office for Davidson County, Tennessee. Also being conveyed by Quit Claim Deed from Steven Alexander Zanetis, Trustee for the Alexander William Family Trust to Michael Pratt and Nekasha Pratt of record in Instrument NO. 20170424-0039992, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 409 Raintree Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170034353 DEEDWARR
Recvd: 04/24/17 13:39 2 pgs
Fees:13.00 Taxes:481.00
20170424-0039993

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.

Witness my/our hands this 19th day of April, 2017.

Michael Pratt

Nekasha Pratt

State of Tennessee
County of Williamson

Personally appeared before me Michael Pratt and Nekasha Pratt, 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 19th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 11672

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020