WARRANTY DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony B. Pratt and Nichole R. Pratt	new owners	07204010400
(NAME)	(NAME)	
1604 Norvel Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Christopher H. Redding and Julie T. Redding, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony B. Pratt and Nicole R. Pratt, 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:

Land in Davidson County, Tennessee, being Lot No. 10 of Block C on the plan of Inglewood Golf Club Subdivision, as of record in Book 843, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher H. Redding and Julie T. Redding, husband and wife by deed dated May 14, 2013 from Justo Robles, married of record in Instrument No. 20130522-0051723, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1604 Norvel Avenue, Nashville, TN 37216
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 843, PAGE 65, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans: T20170050711 DEEDWARR
Recvd: 06/14/17 10:05 2 pgs
Fees: 13.00 Taxes: 1147.00
20170614-0059580

Witness my/our hands this 12th day of June, 2017.

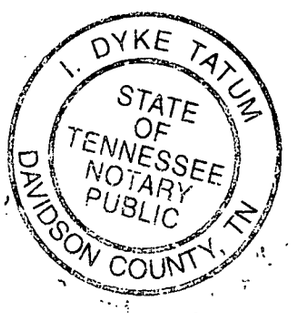
Christopher H. Redding

Julie T. Redding

State of Tennessee
County of Davidson

Personally appeared before me Christopher H. Redding and Julie T. Redding, 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 12th day of June, 2017.



Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Pratt