THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Avenue - Suite 540
Nashville, Tennessee 37203

Bill Garrett Davidson County
Batch# 35650 **DEEDWARR**
12/11/2017 10:01:49 AM 3 pgs
Fees: $18.00 Taxes: $4,292.00

20171211-0125786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,160,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF December 2017.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020

(AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beyond CH Trust	New owner	MAP
1 Warwick Lane		PARCEL 104-14-0G-110.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **William James Pratt, Jr. and Sherrlyn Ann Pratt Co-Trustees of the Pratt Joint Revocable Trust, created November 30, 2016**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Gibbs, Trustee of the Beyond CH Trust**

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. 11 on the Plan of Revised Final Plat of Whitworth, Phase 01B of record in Plat Book 7900, Page 415 and amended in Plat Book 9632, Page 464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Pratt, Jr., and spouse Sherrlyn A. Pratt by Warranty deed from Paula K. Van Slyke, one and the same as Paula V. Fleming of record in Book 9229, page 519, Register's Office for Davidson County, Tennessee, dated January 25, 1994 and recorded on January 25, 1994.

Being the same property conveyed to Sherrlyn A. Pratt by Quitclaim deed from William A. Pratt, Jr., a married person of record in Book 10133, page 85, Register's Office for Davidson County, Tennessee, dated July 18, 1996 and recorded on July 25, 1996.

Being the same property conveyed to Sherrlyn A. Pratt, Trustee of the Sherrlyn Ann Pratt Living Trust dated June 26, 2002, as amended by Quitclaim deed from Sherrlyn A. Pratt of record in Instrument No. 20030422-0052518 Register's Office for Davidson County, Tennessee, dated January 12, 2003 and recorded on April 22, 2003.

Being the same property conveyed to William James Pratt, Jr., and Sherrlyn Ann Pratt, Co-Trustees of the Pratt Joint Revocable Trust, created November 30, 2016 by Quitclaim deed from Sherlyn Ann Pratt of record in Instrument No. 20170501-0042732, Registers office for Davidson County, Tennessee, dated April 26, 2017 and recorded on May 1, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1 Warwick Lane, Nashville, TN 37205.**

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 ___ hand( ) this the 8th day of December, 2017.

Pratt Joint Revocable Trust, created November 30, 2016

William James Pratt, Jr., Co-Trustee

William James Pratt, Jr., Individually

Sherrlyn Ann Pratt, Co-Trustee

Sherrlyn Ann Pratt, Individually

Sherrlyn Ann Pratt Living Trust dated June 26, 2002

Sherrlyn A. Pratt, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William James Pratt, Jr, and Sherrlyn Ann Pratt** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Co-Trustees** of the **Pratt Joint Revocable Trust created November 30, 2016** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **William James Pratt and Sherrlyn Ann Pratt** as such **Trustees**.

Witness my hand and seal this the 8th day of December, 2017.

My Commission expires 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William James Pratt, Jr.,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2017.

My Commission expires 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sherrlyn Ann Pratt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of December, 2017.

My Commission expires 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherrlyn A. Pratt** with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of the **Sherrlyn A. Pratt Living Trust dated June 26, 2002** the within named bargainor and Trust, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said **Sherrlyn A. Pratt** as such Trustee.

Witness my hand and seal this the 8th day of December 2017.

My commission expires: 11/3/20

Notary Public