Bill Garrett Davidson County
Batch# 58709 DEEDWARR
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Fees: $13.00 Taxes: $1,850.00
20180213-0014295

PREPARED BY:
Jeremy B. Bell
Attorney at Law
Copeland & Bell, PLC
P. O. Box 176
Tullahoma, TN 37388

OWNER and REAL PROPERTY TAX RESPONSIBILITY:
John F. Pratt and Marie E. Pratt
500 Sandy Cove
Old Hickory, TN 37138

Tax Information: Map 053; Group B; Parcel 143.00 and Map 053; Group B; Parcel 138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, DONALD EUGENE SAGER, (hereinafter referred to as "Grantor"), has bargained and sold, and by these presents do hereby transfer and convey to JOHN F. PRATT and wife, MARIE E. PRATT, (hereinafter referred to as "Grantee"), their heirs and assigns, a certain tract or parcel of land in the Davidson County, bounded and described as follows:

TRACT I:

Being the northwesterly 100 feet of Lots Nos. 1 to 5 inclusive of Block 19, and parts of Lots 1 and 2 of Block 26 on the Plan of Dabbs and Elliott's Subdivision 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office of Davidson County, Tennessee.

Said part of Lots 1 to 5 of Block 19 fronts 100 feet on the northeasterly side of Pitts Avenue and runs back between parallel lines 255 feet on the northwesterly line with the southeasterly margin of 30th Street and 252 feet, more or less, on the southeasterly line, to the southwesterly margin of an unnamed 30 feet street on which it measures 100 feet, more or less.

TRACT II:

Said parts of Lots Nos. 1 and 2 of Block 26 are described as follows:

Beginning on the southeasterly margin of 30th Street at the northwest corner of the property conveyed to the United States of America by deed from Wesley S. Combs and wife, of record in Book 2151, page 579, said Register's Office; thence with said United States of America western boundary line south 41° 40' east 100 feet, more or less, to the southwest corner of the property conveyed to the United States of America; thence southwestwardly 82-1/2' to the northeasterly margin of a 30' unnamed street; thence with said street northwestwardly 100', more or less, to the southeasterly margin of 30th Street; thence with same northeastwardly 83', more or less, to the beginning.

Being the same property conveyed by Donald Eugene Sager, Executor of the Estate of Corrie B. Corley to Donald Eugene Sager, by Quitclaim Deed of record in Instrument Number 20040720-0086408, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters on Plan of Dabbs and Elliott's Subdivision 2, Old Hickory, Tennessee, as of record in Book 547, page 127, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Right of Way for Lakeshore (formerly known as Pitts Avenue).

This conveyance is subject to Right of way for 30th Street (also known as Dunks Way).

This conveyance is subject to Flowage, meandering and all matters regarding

Old Hickory Lake.

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 related to and affect the described property.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said, JOHN F. PRATT and wife, MARIE E. PRATT, their heirs and assigns, forever.

AND I do covenant with the said JOHN F. PRATT and wife, MARIE E. PRATT, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title of said land to the said JOHN F. PRATT and wife, MARIE E. PRATT, their heirs and assigns, against the lawful claims of all persons whomsoever.

"Grantee hereby receives the premises from Grantor, at the direction of and on behalf of Chad Grimes (the "Qualified Intermediary") for the purposes of affecting an Internal Revenue Code Section 1031 Like-Kind Exchange, pursuant to a certain Exchange Agreement, by and between Grantee and the Qualified Intermediary."

WITNESS my hand this 9th day of February, 2018.

Donald E. Sager
DONALD EUGENE SAGER

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, a notary public in and for the said county and state, the within named DONALD EUGENE SAGER, the bargainor, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 9th day of February, 2018.

DAVID E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

David E. Johnson
NOTARY PUBLIC
Commission Expires: 1·18·21

* * * *

I, or we, hereby swear or affirm that the actual consideration for their transfer or value of the property transferred, whichever is greater is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Johnny Pratt
AFFIANT

Subscribed and sworn to before me
this 9th day of February, 2018.

David E. Johnson
NOTARY PUBLIC
My commission expires: 1·18·21

DAVID E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY