Bill Garrett Davidson County
Batch# 83318 DEEDWARR
04/20/2018 12:21:15 PM 2 pgs
Fees: $13.00 Taxes: $218.30
20180420-0037448

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John F. Pratt & Marie E. Pratt
500 Sandy Cove
Old Hickory, TN 37138

SEND TAX BILL TO:

SAME

MAP/PARCEL 051-15-0A-031.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Fredene T. Roby, Trustee of the Fredene T. Roby Revocable Living Trust, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **John F. Pratt and Marie E. Pratt, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number G31 as shown on the plat of Quail Creek, of record in Book 6328, pages 89-93, Register' s Office for Davidson County, Tennessee together with an undivided interest in the common elements of the Quail Creek Homeowner's Associations, all as described in Book 6328, page 44, Register' s Office for Davison County, Tennessee.

Being the same property conveyed to Premiere Home Health, Inc. by Warranty deed from Frances Mae Reece and James T. Buckhart, Jr of record in Instrument No. 20060802-0093762 Register's Office for Davidson County, Tennessee, dated July 25, 2006 and recorded on August 02, 2006. (Value of consideration shown in aforementioned deed $30,000.00.)

Being the same property conveyed to Fredene T. Roby, Trustee of the Fredene T. Roby Revocable Living Trust, dated September 8, 2016 by Quitclaim deed from Premier Home Health, Inc of record in Instrument No. 20160916-00974563 Register's Office for Davidson County, Tennessee, dated September 08, 2016 and recorded on September 16, 2016.

This is improved property known as: **420 Walton Lane, G31, Madison, Tennessee 37115**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and

warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 19th day of April, 2018.

WITNESS MY HAND on this the 19th day of April, 2018

Fredene T. Roby, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fredene T. Roby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Fredene T. Roby Revocable Living Trust the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Wilson County, on this the 19h day of April, 2018

Notary Public

Commission Expires:_____

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$59,000.00~~

AFFIANT

Subscribed and sworn to before me this the 19th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: _____

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

File No. 180208