(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-42865

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $717,500.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 84842 DEEDWARR
04/26/2018 10:27:59 AM 2 pgs
Fees: $13.00 Taxes: $2,654.75

20180426-0039334

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James E. Abbott 1132 Lipscomb Drive Nashville, TN 37204	New Owner	131-12-0001.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bradley R. Pray and wife, Rhonda W. Pray**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James E. Abbott and Jennifer Lin Abbott, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lea - Gran Estates of record in Book 2083, Page 88, 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 Bradley R. Pray and wife, Rhonda W. Pray by Warranty Deed from James L. Barton, of record in Instrument No. 20120706-0059275, Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on July 06, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1132 Lipscomb Drive, Nashville, Tennessee 37204

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 hand(s) this 19th day of April, 2018.

Bradley R. Pray

Rhonda W. Pray by Jennifer D. Stacey their attorney in fact

Rhonda W. Pray
by Jennifer D. Stacey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bradley R. Pray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this 19th day of April, 2018.

Notary Public

My Commission Expires: 5/6/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer D. Stacey, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Rhonda W. Pray and that she is authorized by Rhonda W. Pray to execute this instrument on her behalf.

Witness my hand and official seal at office at Brentwood, Tennessee, on this19th day of April, 2018.

Notary Public

My Commission expires: 5/6/19