Bill Garrett Davidson County
Batch# 91589 DEEDWARR
05/14/2018 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20180514-0046034

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 20
Franklin, TN 37064
File # 01288-43802

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 $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph R. Prather	NEW OWNER	132010A00900CO
(NAME)	(NAME)	
1037 Saint Andrews Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Jennifer B. Broad FKA Jennifer L. Blount, married,**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ralph R. Prather and Paula H. Prather, husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 9 on the Plan of St. Andrews Place, of record in Plat Book 6250, Page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer L. Blount by Warranty Deed from Paul V. Freudenberg, unmarried, dated 05/29/2002, recorded 05/30/2002 of record in Instrument No. 20020530-0065500, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 909, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6658, Page 135, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 6856, Page 843, Amendment to Declaration of record in Book 7085, Page 528, Second Amendment to the Declaration of record in Instrument No. 20180426-0039231, St. Andrews Place Leasing Rules of record in Instrument No. 20120531-0047004, St. Andrews Place Parking Rules of record in Instrument No. 20120531-0047005, in the Register's Office for Davidson County, Tennessee.
Easement contained in Contract of record in Book 1141, Page 378, in the Register's Office for

Davidson County, Tennessee.
Easement of record in Book 1848, Page 460, in the Register's Office for Davidson County, Tennessee.
Deed for an Easement for Ingress and Egress of record in Book 7342, Page 549, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances and Force Main of record in Instrument No. 20061127-0145857, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 6737, Page 867, in the Register's Office for Davidson County, Tennessee.
Charter of St. Andrews Place Homeowners' Association, Inc., of record in Book 6882, Page 474 and Book 8627, Page 139, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1037 Saint Andrews Place, Nashville, TN 37204
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 14th day of May, 2018.

Jennifer B. Broad FKA Jennifer L. Blount

State of Tennessee
County of Williamson

Personally appeared before me Jennifer B. Broad FKA Jennifer L. Blount, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett, Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

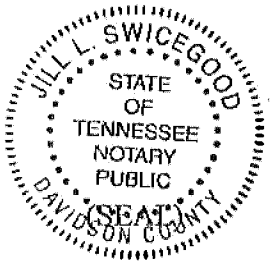
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

900