WARRANTY DEED

Bill Garrett Davidson County
Batch# 94721 DEEDWARR
05/21/2018 12:28:20 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180521-0048400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

John F. Pratt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018.

David E. Johnson
Notary Public

MY COMMISSION EXPIRES: 1-18-21
(AFFIX SEAL)

DAVID E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John F. Pratt and Marie E. Pratt	John F. Pratt & Marie E Pratt	
(NAME)	(NAME)	
719 Shelby Ave and 721 Shelby Ave.	500 Sandy Cove	082-16-0W-001.00-CO & 082-16-0W-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Old Hickory TN 37138	
(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 consideration, the receipt of which is hereby acknowledged, **ROGER POULIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN F. PRATT AND WIFE, MARIE E. PRATT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being Unit No. A and Unit No. B of 719 Shelby Avenue Residences, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Condition and Restrictions establishing 719 Shelby Avenue Residences of record in Instrument Number 20171130-0122241, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Margaret A. Sharp by Warranty deed from Homer I Cook of record in Instrument No. 20011212-0137073 Register's Office for Davidson County, Tennessee, dated November 30, 2001 and recorded on December 12, 2001.

Being a portion of the same property conveyed to Margaret A. Sharp and Bradley Sharp, as joint tenants with right of survivorship by Quitclaim deed from Margaret A. Sharp of record in Instrument No. 20140908-0082127 Register's Office for Davidson County, Tennessee, dated September 02, 2014 and recorded on September 08, 2014. The said Margaret A. Sharp has since died.

Being a portion of the same property conveyed to Roger Poulin, a Married Man by Warranty deed from Bradley Sharp, Unmarried of record in Instrument No. 20170524-0051486 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 24, 2017. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171130-0122241, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20180103-0000859, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20170706-0067880 and 20170706-0067923, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 45, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 Shelby Ave and 721 Shelby Ave., Nashville, Tennessee 37206**.

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 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 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 the 26th DAY OF APRIL, 2018.

Roger Poulin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER POULIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public
My Commission Expires: 1-18-21
(SEAL)

DAVID E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212