Bill Garrett Davidson County
Batch# 122137 DEEDWARR
07/30/2018 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20180730-0073842

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00.

Brenda Heuertz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of July, 2018.

Kayla R. Anderson
NOTARY PUBLIC

My commission expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Douglas R. Praskach, Darolyn Dee Praskach and Davison Praskach	EMS Mortgage Corp. dBA Prosperity Mortgage	06211005800
(NAME) 2924 Western Hills Drive	(NAME) 1100 Poydras St., Ste 2525	
(ADDRESS) Nashville, TN 37214	(ADDRESS) New Orleans, LA 70163	

Warranty Deed

For and in Consideration of the sum of $315,000.00 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 **Gwen Cole, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Douglas R. Praskach and Darolyn Dee Praskach, husband and wife, and Davison Praskach, unmarried, as tenants in common**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, eing Lot No. 211 and Reserved Parcel "A" on the revised Plan of Sutherland Heights, Section 5, Davidson County, Tennessee. For a more detailed description refer to the revised recorded plat of Sutherland Heights, Section 5, as of record in Plat Book 4060, page 89, Re-gister's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Dean Cole and wife, Gwen Cole by deed from Thomas W. Squires, Sr. and wife, Brenda H. Squires of record in Book 6703, page 546, said Register's Office.

The said Gary Dean Cole having since deceased, leaving Gwen Cole his sole surviving spouse.

This property is __unimproved _X_improved property known as: 2924 Western Hills Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of July, 2018.

Gwen Cole

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 27th day of July, 2018.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

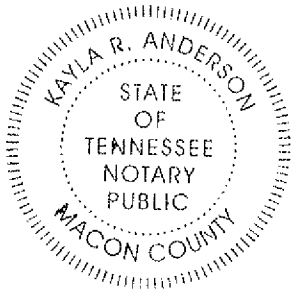
State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature



My Commission Expires: 11-20-18