WARRANTY DEED

Bill Garrett Davidson County
Batch# 123705 DEEDWARR
08/01/2018 03:47:47 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20180801-0075444

G-VRES-18-103

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
MT Rental Properties, LLC	new owner	
(NAME)	(NAME)	**119-05-0-400.00**
221 Lake Forest Drive		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(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, **FELICIA A. PRATT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MT RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** 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:

Land in Davidson County, Tennessee, being in the 6th (formerly 9th) Civil District, Being part of Lot 15, Subdivision of Blocks 1 and 2, Cumberland Nurseries of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee.

Lot No. 15 fronts 50 feet on the south side of Joyner Ave. and runs back between parallel lines, 150 feet, to an alley.

Being the same property conveyed to Pearl H. Ivey (LE) and Mattie P.H. Pratt by Final Decree Confirming Sale deed from Clerk and Master of record in Book 8091, page 502, Register's Office for Davidson County, Tennessee, dated May 26, 1989 and recorded on February 22, 1990. (Value or consideration shown in aforementioned deed $2500.00.) Pearl H. Ivey having since died. Mattie P.H. Pratt having since died on March 11, 2007, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 07P-721 and of record in Instrument No. 20070319-0033236 and re-recorded in Instrument No. 20080318-0027101, Register's Office for Davidson County, Tennessee. Property now vests in Felicia A. Pratt.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 35, 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: **103 Joyner Ave., Nashville, Tennessee 37210**.

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 30th DAY OF JULY, 2018.

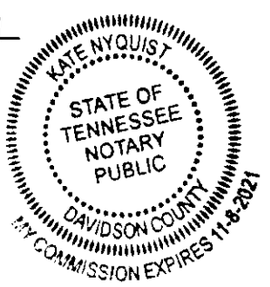
Felicia A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELICIA A. PRATT, 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 30th of July, 2018.

Notary Public
My Commission Expires: 11/8/21
(SEAL)



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