Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,225.00

Affiant

Subscribed and sworn to before me, this 30 day of Aug 2013.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
John K. Pratt	John K. Pratt	119-06-0-027.00
83 Peachtree Street	6042 Saddleview Drive	
Nashville, TN 37210	Franklin, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gavin Sturgis and Kathrine Sturgis, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John K. Pratt,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84, on the plan of Part of the W.C. Miller Home Place, Sterling Heights, Section Three, as of record in Plat Book 1424, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference iss hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gavin Sturgis and Katherine Sturgis, husband and wife, from Joshua Macfie, a single man, by Warranty Deed and recorded on April 30, 2015 of record Instrument Number 20150430-0038711, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 83 Peachtree Street, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Y Johnson Davidson County
Batch# 144404 DEEDWARR
09/24/2018 11:00:54 AM 2 pgs
Fees: $13.00 Taxes: $1,062.74

20180924-0094333

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 the 30th day of August, 2018.

Gavin Sturgis By Triston Jacobs his attorney in fact

Kathrine Sturgis By Triston Jacobs her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me personally appeared, Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gavin Sturgis and Katherine Sturgis, and who acknowledged that he executed the same as the free act and deed of Gavin Sturgis and Katherine Sturgis.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of August, 2018.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2018075935

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020