WARRANTY DEED

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Y-VRES-18-0101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Nicolette Cole
Affiant

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

Jennifer Chandler Cole
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Larry Howse	**New Owner** Synovus Mortgage Corp	
(NAME) **101 Joyner Ave**	(NAME) MS101 800 Shades Creek Pkwy	**11905040100**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Birmingham, AL 35209	
(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, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY HOWSE, AN UNMARRIED MAN,** 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 real estate in Davidson County, Tennessee, as follows.

Being Lot No. 16 and the Easterly 4 feet of lot No. 15 on the plan of the Subdivision of block No. 1 in Cumberland Nurseries, as of record in Book 161, Page 35, Register's Office for said County. Said lot No. 16 and part of lot No. 15 front together 38 feet on the Southerly side of Joyner Avenue and run back, with the Westerly margin of Whitsitt Avenue, 150 feet to an alley, measuring 36 feet thereon

Being the same property conveyed to Pearl H. Ivey, a Life Estate with remainder to Mattie P.H. Pratt by Warranty deed from Robert L. Slayden, James Tibbott & Virginia W. Slayden d/b/a Universal Coal & Lumber Co. of record in Book 5906, page 958, Register's Office for Davidson County, Tennessee, dated June 30, 1982 and recorded on July 06, 1982.

The said Mattie P.H. Pratt died on March 11, 2007 and by her Last Will & Testament recorded in Instrument No. 20070319-0033236 and re-recorded in Instrument No. 20080318-0027101, said Register's Office, and entered into Probate in case no. 07P-721 of the Circuit Court for Davidson County, Probate Division, she devised this property to Felicia A. Pratt. The said Pearl H. Ivey died on or about June 21, 2018.

This conveyance is subject to:
- 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: **101 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.

Karen Y Johnson Davidson County
Batch# 146487 DEEDWARR
09/28/2018 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20180928-0096476

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2018.

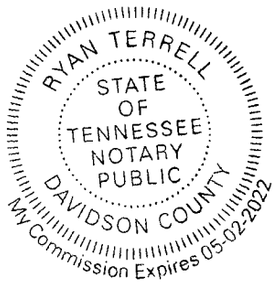
Felicia A. Pratt

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 26th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

