39B

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147994 **DEEDWARR**
10/02/2018 01:39:00 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20181002-0097734

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-9-22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dean Pratt Jr.	MIG	150-01-0-096.00
(NAME)	(NAME)	
2728 Mossdale Drive	8320 E. Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Knoxville TN 37923	
(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 considerations, the receipt of which is hereby acknowledged, we, **Steve Blais and wife, Susan Blais**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dean Pratt*** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*an unmarried man

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of Edge-O-Lake Estates, Section 4, of record in Plat Book 3600, Pages 87-88, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Steve Blais and wife, Susan Blais by Warranty Deed dated 10/07/2004 from Carolyn Joann Allen of record in Instrument 200410150124223, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all matters as set forth per Plat Book 3600, Page 87, Plat Book 3600, Page 88, Register's Office for Davidson County, Tennessee and (2) Restrictive Covenants of record in Book 3836, Page 23, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2728 Mossdale Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 28th day of September, 2018

Steve Blais

Susan Blais

State of Tennessee
County of Rutherford

Personally appeared before me Steve Blais and Susan Blais, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of September, 2018.

Notary Public Megan Trussell
My Commission Expires: 11-20-2021

MEGAN M TRUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129