WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Carol Funderburgh	Carol Funderburgh	051 15 0A 031.00
(NAME)	(NAME)	
PO Box 281	PO Box 281	
(ADDRESS)	(ADDRESS)	
Windsor, SC 29856	Windsor, SC 29856	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John F. Pratt and Marie E. Pratt, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carol Funderburgh, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Number G31 as shown on the plat of Quail Creek, of record in Book 6328, Pages 89-93, Register's Office for Davidson County, Tennessee together with an undivided interest in the common elements of the Quail Creek Homeowner's Associations, all as described in Book 6328, Page 44, Register's Office for Davison County, Tennessee.

Being the same property conveyed to Premiere Home Health, Inc. by Warranty Deed from Frances Mae Reece and James T. Buckhart, Jr. dated July 25, 2006 and recorded August 2, 2006 as Instrument No. 20060802-0093762, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fredene T. Roby, Trustee of The Fredene T. Roby Revocable Living Trust, dated September 8, 2016 by Quitclaim Deed from Premiere Home Health, Inc. dated September 8, 2016 and recorded September 16, 2016 as Instrument No. 20160916-0097463, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John F. Pratt and Marie E. Pratt, husband and wife by Warranty Deed from Fredene T. Roby, Trustee of the Fredene T. Roby Revocable Living Trust dated April 19, 2018 and recorded April 20, 2018 as Instrument No. 20180420-0037448, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-189344SSO

Karen Y Johnson Davidson County
Batch# 168775 DEEDWARR
11/30/2018 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $460.65
20181130-0116774

unimproved ☐

This is improved ☒ property, known as 420 Walton Lane, Unit G31, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 27 day of November 2018

John F. Pratt

Marie E. Pratt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John F. Pratt and Marie E. Pratt, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-189344SSO

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019