Karen Johnson Davidson County
Batch# 217074 DEEDWARR
04/12/2019 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $876.53
20190412-0033639

# WARRANTY DEED

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/9/2020
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Taylor Bay and Samuel A Thomas | Churchill Mortgage Corporation | 136 15 0 043.00 |
| (NAME) | (NAME) | |
| 2921 Nautilus Drive | 761 Old Hickory Blvd, Ste 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Brentwood, TN 37027 | |
| (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 **Samuel A. Thomas, An Unmarried Man, and Taylor M. Bay, an Unmarried Woman, as Joint Tenants with Right of Survivorship**, 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 Lot No. 18 on the plat of Harbour Town Village, Section Two, of record in Plat Book 4675, Pages 146 – 147 as amended in Instrument No. 20110411-0027745, Register's Office, Davidson County, Tennessee

SAID Lot No. 18 fronts 91.75 feet on the southerly margin of Nautilus Drive, and extends back 185.35 feet on the easterly line and 186.72 feet on the westerly line to a dead line in the rear, measuring 85.82 feet thereon.

Being the same property conveyed to Fayne D. Edwards et ux Birtie M. Edwards by Warranty Deed from Colonial Homes, a Partnership composed of Jack Williams and Steve Vandevender dated August 27, 1976 and recorded August 30, 1976 in Book 5063, Page 444, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to "The Fayne D. Edwards and/or Birtie M. Edwards Revocable Living Trust", through Fayne D. Edwards and Birtie M. Edwards by Quitclaim Deed from Fayne D. Edwards and Birtie M. Edwards dated September 18, 2003 and recorded September 22, 2003 as Instrument No. 20030922-0139755, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet R. Bercherding n/k/a Janet W. Borcherding, Jenny Westermoreland n/k/a Jenny Boles, and Devon Westmoreland n/k/a Devon Williams by Quitclaim Deed from Janet R. Bercherding n/k/a Janet W.

Borcherding, Successor Trustee, of the Fayne D. Edwards and/or Birtie M. Edwards Revocable Living Trust dated May 31, 2018 and recorded May 31, 2018 as Instrument No. 20180531-0051924, 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 Janet W. Borcherding, an unmarried woman (fka Janet R. Bercherding) and Jenny Boles, a married woman and Devon Williams, a married woman dated September 13, 2018 and recorded September 17, 2018 as Instrument No. 20180917-0092170, 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.

unimproved ☐
This is improved ☒ property, known as 2921 Nautilus Drive, Nashville, TN 37217

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 10th day of April, 2019

John F. Pratt

Marie E. Pratt

File Number: MTJ-1902163BSO

STATE OF TENNESSEE

COUNTY OF Wilson

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 10th of April, 2019.

Jennifer Gentry
Notary Public

My Commission Expires: 6/9/2020

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**True Copy Certification**

I, Penny L. 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 L. 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

File Number: MTJ-1902163BSO