Bk 36

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 284,000.00.

Affiant

Subscribed and sworn to me on June 14, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 244603 DEEDWARR
06/17/2019 04:16:40 PM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20190617-0058296

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32522

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Ryan Wesley Pratt<br>401 Achievement Drive<br>Nashville, TN 37209 | SAME AS NEW OWNER | 102-04-0-042.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Barry Bryan O'Kain, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ryan Wesley Pratt, single man, hereinafter called **"GRANTEES,"** 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. 690 on the Plan of Charlotte Park, Section Eight of record in Plat Book 2900, Page (s) 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry Bryan O'Kain and Janice Annette O'Kain, husband and wife by Warranty deed from Curtis M. Groves, married of record in Instrument No. 20060503-0050761 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 03, 2006. The said Janice Annette O'Kain having since died and property vested in Barry Bryan O'Kain.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 45 and 46, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 1788, Page 512 and Book 2965, page 606, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Easement to City of Nashville for water mains of record in Book 2995, Page 500, in the Register's Office for Davidson County, Tennessee.
5. Rights, Conditions, Obligations and Restrictions to the use of a Sewerage System stated in an agreement between Consolidated Development Inc. and

the City of Nashville of record in Book 2593, Page 566, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 401 Achievement Drive, Nashville, TN 37209.

**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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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** my/our hand(s) this 14th day of June, 2019.

Barry Bryan O'Kain

**Barry Bryan O'Kain**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On June 14, 2019, before me personally appeared Barry Bryan O'Kain to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 14, 2019.

June E Rowell

NOTARY PUBLIC

My Commission Expires:
9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021