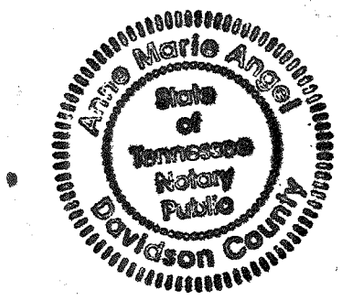
Karen Johnson Davidson County
Batch# 264175 DEEDWARR
07/30/2019 01:33:30 PM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20190730-0075004

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(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). |
|---|---|---|
| D Dale Hyers and Linda Hyers | Fifth Third Bank | 053 12 0 233.00 |
| (NAME) | (NAME) | |
| 500 Sandy Cove | 5001 Kingsley Drive, Mail Drop: 1MOBA8 | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Cincinnati, OH 45227 | |
| (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 Pratt and Marie Pratt, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **D Dale Hyers and Linda Hyers, husband and wife,** 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. 10 of the Villas of Lakemeade, of record in Book 7900, Page 530, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

Being the same property conveyed to John Pratt and Marie Pratt by Warranty Deed from Terrance A. Brady and Denise Brady, Trustees of the Brady Family Trust, dated April 13, 2003 dated April 09, 2015 and recorded April 29, 2015 as Instrument No. 20150429-0038385, 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 500 Sandy Cove, Old Hickory, TN 37138

File Number: GRN-1905076FC

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 29 day of July, 2019

John Pratt

Marie Pratt

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 Pratt and Marie Pratt, 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 29th of July, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ COUNTY OF RUTHERFORD

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

File Nu Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY ★ NOTARY PUBLIC ★ STATE OF TENNESSEE ★ RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)