WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File # 141666

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2019

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elizabeth M. Prater	Bank of America NA	142040a13700co
(NAME)	(NAME)	
214 Old Hickory Blvd #137	101 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlette NC 28255	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Ira L Gann and Mary Jane Gann,** husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Elizabeth M. Prater, 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 No. 137 on the Plan of Belle Forest Condominium Apartments, a Horizontal Property Regime, as of record in Plat Book 5200, page 167, Register's office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ira L. Gann and wife Mary Jane Gann, by deed of record in Book 9514 , Page 104 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 214 Old Hickory Blvd, 137, Nashville, TN 37221
(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 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.

Karen Johnson Davidson County
Batch# 290854 **DEEDWARR**
09/25/2019 11:40:32 AM 2 pgs
Fees: $13.00 Taxes: $499.50

20190925-0097401

Witness my/our hands this 23rd day of September, 2019.

Ira L Gann

Mary Jane Gann

State of Tennessee
County of Davidson

Personally appeared before me Ira L Gann and Mary Jane Gann, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2019.

Notary Public
My Commission Expires:

File No.: 14166