Karen Johnson Davidson County
Batch# 292975 DEEDWARR
09/30/2019 10:10:37 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20190930-0099066

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is
$ 290,000.00

Affiant

Subscribed and sworn to before me, this the 27 day of September, 2019.

Notary Public

My commission expires: 5-9-2023
(AFFIX SEAL)

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KENNETH PRATT	**NEW OWNER**	**181-03-OA-155.00 CO**
7240 Santeelah Way		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL A. CARLSON, UNMARRIED AND COURTNEY M. VILLHAUER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
KENNETH PRATT, UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 155, as shown on the map entitled Section Three Indian Creek Estates, of record Plat Book 9700, page 817, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL A. CARLSON, UNMARRIED AND COURTNEY M. VILLHAUER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from SHEREE L. LEE, UNMARRIED, of record in Instrument No. 20140924-0087791, dated September 15, 2014, said Register's Office. Michael A. Carlson and Courtney M. Villhauer having since married each other.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 7240 Santeelah Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 26th day of September, 2019.

Michael A Carlson
MICHAEL A. CARLSON

State of Indiana)
County of Marion)

On this 26th day of SEPTEMBER, 2019, before me personally appeared, MICHAEL A. CARLSON, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: _____

Notary Public

NOTARY PUBLIC SEAL STATE OF INDIANA
JENNIFER J. DUNLAP
Resident of Tipton County
My Commission Expires
April 3, 2024
Commission # 682930

Witness my/our hand(s) this 26th day of September, 2019.

COURTNEY M. VILLHAUER

State of TENNESSEE)

County of DAVIDSON)

On this 26th day of SEPTEMBER, 2019, before me personally appeared, COURTNEY M. VILLHAUER, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 5-9-2023

Notary Public

