This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $265,000.00.

Affiant

Subscribed and sworn before me this the 31 day of October, 2019.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anna L. Herring	Legacy Home Loans, LLC	061-16-0 148.00
1353 Greenland Ave.	4004 Hillsboro Pike, Ste. 216 B	
Nashville, TN 37216	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICOLE ROBERTS PRATT F/K/A NICOLE C. ROBERTS AND ANTHONY B. PRATT, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANNA L. HERRING, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, be ng Lot 27, of Block "C", as shown on the map entitled Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicole C. Roberts, a single person, and Anthony B. Pratt, a single person, by deed from Rachel Edward, LLC, dated 04/30/2012, of record in Instrument No. 20120502-0037337, said Register's Office.

The said Nicole C. Roberts and Nicole Roberts Pratt are one in the same person.
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1353 Greenland Ave., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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# 309519 DEEDWARR
11/01/2019 09:22:17 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20191101-0112470

Witness my hand this the 31 day of October, 2019.

Nicole Roberts Pratt by Jenny West Attorney in Fact
Nicole Roberts Pratt f/k/a to Nicole C. Roberts
BY: Jenny West as Attorney-in-Fact

Anthony B Pratt by Jenny West Attorney in Fact
Anthony B. Pratt
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of October, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicole Roberts Pratt f/k/a to Nicole C. Roberts by Specific POWER OF ATTORNEY dated October 15th, 2019, and who acknowledged that he executed the same as the free act and deed of Nicole Roberts Pratt f/k/a to Nicole C. Roberts.

Witness my hand and official seal this 31 day of October, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31 day of October, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Anthony B. Pratt by Specific POWER OF ATTORNEY dated October 15th, 2019, and who acknowledged that he executed the same as the free act and deed of Anthony B. Pratt.

Witness my hand and official seal this 31 day of October, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022