Karen Johnson Davidson County
Batch# 336029 DEEDWARR
12/30/2019 10:41:32 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20191230-0134360

WARRANTY DEED

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/20/25
(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).
Zackery S. Hanna	Same as owner	082 16 0W 002.00
(NAME)	(NAME)	
721 Shelby Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 F. Pratt and wife, Marie E. Pratt,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zackery S. Hannaan unmarried man,** 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:

A certain unit located in Davidson County, Tennessee, being Unit No. B of 719 Shelby Avenue Residences, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Condition and Restrictions establishing 719 Shelby Avenue Residences of record in Instrument Number 20171130-0122241, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and Interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Roger Poulin, a married man by Warranty Deed from Bradley Sharp, unmarried dated May 22, 2017 and recorded May 24, 2017, as Instrument No. 201705240051486, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to John F. Pratt and wife, Marie E. Pratt by Warranty Deed from Roger Poulin, Married dated April 26, 2018 and recorded May 21, 2018, as Instrument No. 201805210048400, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1911908SSO

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 721 Shelby Ave., Nashville, TN 37206

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 20th day of December 2019

John F. Pratt

Marie E. 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 F. Pratt and wife, Marie E. 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 20h of December, 2019.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

File Number: GRN-1911908SSO