WARRANTY DEED

Karen Johnson Davidson County
Batch# 356166 DEEDWARR
02/10/2020 03:38:14 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20200210-0015216

Y-VRES-20-4713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE LOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anh Q. Le and Thuy V. Vi	**New Owner**	
(NAME)	(NAME)	
2020 Clifton Johnston Court		**148-14-0-050.00**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FELICIA A. PRATT, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANH Q. LE AND THUY V. VI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73 on the Plan of Blanchard Heights of record in Plat Book 2663, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip E. Pratt et ux Mattie Pratt by Warranty deed from James P. Sheets et ux Sarah Ann Sheets of record in Book 4749, page 522, Register's Office for Davidson County, Tennessee, dated September 20, 1973 and recorded on September 25, 1973.

Last Will and Testament of Phillip Edward Pratt (Deceased), Recorded on May 20, 2019, Instrument No. 20190520-0047573

Last Will and testament of Mattie Pearl Howse Pratt, recorded on March 19, 2007, Instrument No. 20070319-0033236 and Re-recorded on March 18, 2008, Instrument No. 20080318-0027101

Being the same property conveyed to Felicia A. Pratt, an unmarried woman by Personal Representative's Quitclaim deed from Felicia A. Pratt, Personal Representative of the Estate of Phillip Edward Pratt, Deceased of record in Instrument No. 20190524-0049442 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page 62, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2795, Page 99, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4713 Packard Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF FEBRUARY, 2020.

Felicia A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELICIA A. PRATT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of February, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212