WARRANTY DEED

Karen Johnson Davidson County
Batch# 597718 **DEEDWARR**
03/23/2021 08:17:26 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20210323-0037870

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 310,000.00.

Affiant

Subscribed and sworn to me on March 19, 2021

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Ryan Pratt
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34404

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitchell Pratt 1401 Jewell Street Nashville, TN 37207	SAME AS NEW OWNER	-071-16-0-103.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Caverly, a married person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Mitchell Pratt, unmarried man, hereinafter called **"GRANTEES,"** their 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 part of Lot 29, as shown on the map entitled T.I. Ward's Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in the Williams and Hays Company's Belle View Plan, of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 29 fronts 56 feet on the easterly side of Jewel Street and runs back 108.86 feet on the northerly line and 119 f eat on the southerly line, to the westerly line which measures 52 feet thereon, and adjoins the part of the lot belonging to the State of Tennessee.

Being the same property conveyed to WILLIAM CAVERLY, by deed from RONNIE E. BALLENTINE AND JOANNE BALLENTINE, HUSBAND AND WIFE, of record in Instrument No. 20190222-0016407, dated February 22, 2019, said Register's Office. Subject property has not now, nor has it ever been the primary residence of the Grantor here.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1401 Jewell Street, Nashville, TN 37207.

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

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 19th day of March 2021.

William Caverly by Ryan W. Pratt attorney in fact.

William Caverly
By: Ryan W. Pratt, Attorney-In-Fact
By virtue of Power of Attorney of record as Instrument No. 20210225-0023466 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan W. Pratt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of William Caverly, as his Attorney in Fact, as the free act and deed of the within named William Caverly.

Witness my hand and official seal on March 19, 2021.

April N. Bradley

NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

My Commission Expires: 9-13-2021