WARRANTY DEED

FILE BOX 19B
04-10-036-WA-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of December, 2004

SCOTT D. WEISS, Notary Public

My Commission Expires: 03/31/2007 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/22/04 14:35 2pgs
Fees:13.00 Taxes:599.40

20041222-0152423

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THOMAS MANLEY PRITCHETT, JR.	FIRST MAGNUS FINANCIAL CORPORATION	116-03-0-B
(NAME) 4505 Harding Pike #141	(NAME) 603 North Wilmont	141.00CO
(ADDRESS) Nashville, TN 37205	(ADDRESS) Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SUSAN E. PRITCHETT ALLISON, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS MANLEY PRITCHETT, JR., Unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A TRACT or parcel of land located in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEING Unit No. 141 as shown on the Plat of Royal Oaks Apartments, a Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Plat, Master Deed and Charter for 4505 Harding Road Homeowners' Association, of record in Book 5200, Page 45, in Book 5282, Page 501, in Book 5282, Page 972, and amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided 1.069% interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of 4505 Harding Road Homeowners' Association, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit. SAID unit is also known as Apartment No. 141.

BEING the same property conveyed to SUSAN E. PRITCHETT, UNMARRIED, by Deed from JANE OGLES, etvir of CHARLES M. OGLES, dated January 11, 1984, of record in Book 6213, Page 900, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Royal Oaks Apartments, a Condominium, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

HENRY R. ALLISON, spouse of Susan E. Pritchett Allison, joins in this conveyance for the purpose of conveying any and all interest he may have in and to the subject property, especially his marital interest.

BEING unimproved ☐
Improved ☒ property known as: 4505 Harding Pike #141, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, OUR hands, this 17th day of December, 2004.

Susan E. Pritchett Allison

SUSAN E. PRITCHETT ALLISON

HENRY R. ALLISON, III

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 **SUSAN E. PRITCHETT ALLISON and HUSBAND, HENRY R. ALLISON, III,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of December, 2004.

My Commission Expires: 03/31/2007

Notary Public
SCOTT D. WEISS