(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090063151 DEEDWARR
Recvd: 09/15/09 14:02 2 pgs
Fees:13.00 Taxes:937.95
20090915-0086181

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012

STATE OF TENNESSEE
COUNTY WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: July 25 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byron G. Davenport	Pinnacle National Bank	171-03-A 101.00 CO
(NAME)	(NAME)	
4729 Potomac Lane	211 Commerce St. Ste. 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, Tn 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Don R. Pritchett and wife, Susan H. Pritchett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Byron G. Davenport and wife, Patricia A. Davenport,** 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:

Land in Davidson County, TN, being Lot No. 206 on the Plan of Section Four, Fredericksburg, of record in Book 7900, page 509, and Book 7900, page 749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Don R. Pritchett and wife, Susan H. Pritchett, by Warranty Deed from Wayman L. Duffey and wife, Tommie M. Duffey, dated November 12, 1998, as of record in Book 11206, page 754, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 749 and Book 7900, page 509; restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 7798, page 843, Book 10453, page 931 and Book 10694, page 541; by-laws of record in Book 8920, page 45; charter of record in Book 8920, page 40; easements of record in Book 7993, page 269 and Book 7851, page 712; amenities area of record in Book 9443, page 538 and Book 7900, page 807; deeds of conveyance of record in Book 9698, page 81 and Book 9698, page 124; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4729 Potomac Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 11th day of September, 2009.

Don R. Pritchett

Susan H. Pritchett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Don R. Pritchett and Susan H. Pritchett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of September, 2009.

Notary Public

My Commission Expires:

