WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100051543 DEEDWARR
Recvd: 08/19/10 10:01 2 pgs
Fees:13.00 Taxes:673.03
20100819-0065586

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T Maddox, IV	Wells Fargo Bank, NA	Map 118-4-B
(NAME) 553 Rosedale Avenue Unit 124	(NAME) 121 Suburban Road, 1st Floor	Parcel 124 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37923-5588	
(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, I, **KRISTEN PRYOR, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN T MADDOX, IV AND WIFE, LUCIANA C. SILVA**, 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, Tennessee, being Unit No. 124, on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Kristen Pryor, an unmarried woman, by deed from Craighead Development, LLC of record in Instrument #20071231-0148742, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; and (b) Declaration of Covenants, Conditions and Restrictions of record in Instrument #20071120-0135916, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 553 Rosedale Avenue Unit 124, Nashville, Tennessee 37211
(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 my hand this 17th day of August, 2010.

Kristen Pryor
By Mitchelene Pryor-Betts
Attorney in Fact

Kristen Pryor
By Mitchelene Pryor-Betts, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th day of August, 2010, before me personally appeared Mitchelene Pryor-Betts, to me known to be the person who executed the foregoing instrument on behalf of Kristen Pryor and acknowledged that he executed the same as the free act and deed of Kristen Pryor

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2010.

Commission expires: 11-7-2011

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011