WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura T. Pritchett and husband Thomas Manley Pritchett, Jr.	Farmington Financial Group, LLC	142160B03500CO
	(NAME)	
305 Brunswick Place	2002 Richard Jones Road, S/300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Samuel Ernest Stinnette and Nancy Eubank Stinnette, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laura T. Pritchett and husband Thomas Manley Pritchett, Jr., hereinafter called the Grantees, their heirs 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. 35 ON THE PLAN OF ARLINGTON GREEN, PHASE I, AS OF RECORD IN BOOK 6900, PAGE 399, AND AMENDED IN BOOK 7517, PAGE 281, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL ERNEST STINNETTE AND NANCY EUBANK STINNETTE, HUSBAND AND WIFE, BY DEED FROM LIDA HORNA, A SINGLE PERSON, OF RECORD BY INSTRUMENT NO. 20080219-0015539, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 305 Brunswick Place, Nashville, TN 37221
(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/our hand(s) this 24th day of October, 2012.

BILL GARRETT, Davidson County
Trans:T20120082084 DEEDWARR
Recvd: 10/29/12 14:52 2 pgs
Fees:13.00 Taxes:987.90
20121029-0099015

WARRANTY DEED
(Continued)

Samuel Ernest Stinnette
Samuel Ernest Stinnette

Nancy Eubank Stinnette
Nancy Eubank Stinnette

STATE OF NC

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel Ernest Stinnette and Nancy Eubank Stinnette, husband and wife, the herein 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, this the 24TH day of October, 2012.

Notary Public

KATHY L. JAMES NOTARY PUBLIC ORANGE COUNTY, N.C.

My Commission Expires: July 9, 2015

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072