BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $295,000.00 Affiant Subscribed and sworn to before me, this 25th day of January, 2013. Notary Public My commission expires: March 8, 2014

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130007376 DEEDWARR
Recvd: 01/28/13 10:58 2 pgs
Fees:13.00 Taxes:1091.50
20130128-0008669

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles David Pritchett **Gretchen Pritchett**	**New Owner**	**Map\Parcel: 160-16-0-B-19.00CO**
6144 Brentwood Chase Drive		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Thomas W. Butler and wife, Mary B. Butler

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles David Pritchett and wife, Gretchen Pritchett

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 Lot No. 19, Revision One, Section One, Brentwood Chase Subdivision, as shown by plat of record in Plat Book 9700, Page 936-941, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas W. Butler and wife, Mary B. Butler by Warranty Deed from Gwendolyn G. Dunlap, unmarried, of record in Instrument No. 20050217-0018138, dated February 15, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Pages 936-641, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000531-0053798 and amended in Instrument No. 20000831-0086366, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 11115, Page 281, Book 11115, page 286 and Book 11115, Page 31, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Book 8371, Page 320, Register's Office for DAVIDSON County, Tennessee.
Easement for Drainage Facilities of record in Book 7902, Page 389, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 9700, Page 653 and Book 9700, Page 654, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrumetn No. 20001214-0123056 and Instrument No. 20000524-0051842, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to Homeowners Association of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, Register's Office for DAVIDSON County, Tennessee.

Bylaws of record in Instrument No. 20001214-0123058, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6144 Brentwood Chase Drive, Brentwood, TN 37027.

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 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 25th day of January, 2013.

X Thomas W. Butler by Mary B Butler Attorney in Fact
Thomas W. Butler
By: Mary B. Butler, Attorney-in-Fact

X Mary B Butler
Mary B. Butler

STATE OF TENNESSEE
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary B. Butler** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Thomas W. Butler for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Thomas W. Butler and is authorized by Thomas W. Butler to execute this instrument on his/her behalf.

Witness my hand and official seal this 25th day of January, 2013.

A. Scott Hubbard
Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Butler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2013.

A. Scott Hubbard
Notary Public

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **130009SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027