BILL GARRETT, Davidson County
Trans:T20140040036 DEEDWARR
Recvd: 06/06/14 12:32 2 pgs
Fees:13.00 Taxes:1313.13

20140606-0049486

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$354,900.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of June 2014.

Notary Public

My commission expires: 10/30/16

(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-20561

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Pritchard	New Owner	**Map 172-01-0-A Parcel 052-00co**
54 Nickleby Down		
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Walter Randolph, Jr. and Brenda B. Randolph, Husband and Wife

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

Michael Pritchard, individual

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. 52 on the Plan of Copperfield Revised, of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Brenda B. Decker by Deed from Pete W. Harris dba Harris Homes, of record in Instrument No. 20010801-0081537, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed dated October 25, 2011 to William Walter Randolph, Jr. and Brenda B. Randolph, husband and wife from Brenda B. Decker nka Brenda B. Randolph, of record in Instrument No. 20111031-0084337, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

The Plan of record in Plat Book 6900, Pages 555-559, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Transmission Line Easements to U.S.A., of record in Book 2437, Page 8, and in Book 2438, Page 376, Register's Office for Davidson County, Tennessee.

Deed to Metro Government of Nashville and Davidson County Department of Water & Sewerage Services for 4" water main of record in Book 7593, Page 488, Book 7593, Page 511, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of Copperfield, of record in Book 7071, Page 482, and Book 7208, Page 889, Register's Office for Davidson County, Tennessee.

Charter of Copperfield Homeowners' Association, Inc. of record in Book 7200, Page 824, amended in Book 7496, Page 162, and in Book 7500, Page 941, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **54 Nickleby Down, 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 3rd day of June, 2014.

William Walter Randolph Jr.
William Walter Randolph, Jr.

Brenda B Randolph
Brenda B. Randolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William Walter Randolph, Jr. and Brenda B. Randolph,** the within named sellers, 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 Nashville, Tennessee, this 3rd day of June, 2014.

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.