WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094530 DEEDWARR
Recvd: 12/17/14 14:31 2 pgs
Fees:13.00 Taxes:703.00
20141217-0115538

CAROL T BAILEY
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2014.

Notary Public

My commission expires: 3/24/17
(AFFIX SEAL)

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
Katherine Rieger	New Owner	Map 116-03-0-B Parcel 141.00CO
4505 Harding Pike, #141		
Nashville, TN 37205		

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,

Thomas Manley Pritchett, Jr. and wife, Laura T. Pritchett

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

Katherine Rieger, single woman

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. 141 as shown on the Plat of Royal Oaks Apartments, Condominium Apartments, of record in Book 5200, Page 45, Register's Office for Davidson County, Tennessee, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated, and as established by the Master Deed and Charter for 4505 Harding Road Homeowners' Association, of record in Book 5282, page 501, Book 5282, page 972, and amended in Book 5673, page 622, said Register's Office, together with an undivided 1.069% interests in common elements appurtenant to said unit as set forth in said Master Deed. Said Unit is also known as Apartment No. 141.

Being the same property conveyed to Thomas Manley Pritchett, Jr., unmarried by Deed from Susan E. Pritchett Allison, married, dated December 17, 2004, of record in Instrument No. 20041222-0152423, Register's Office for Davidson County, Tennessee.

Laura T. Pritchett, spouse of the above named Thomas Manley Pritchett, Jr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Thomas Manley Pritchett, Jr., pursuant to a Power of Attorney executed by same on the 3rd day of December, 2014, of record in Instrument No. 20141217-0115536, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Laura T. Pritchett, pursuant to a Power of Attorney executed by same on the 9th day of December, 2014, of record in Instrument No. 20141217-0115537, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 5200, Page 45, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed establishing a Horizontal Property Regime of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 972, and as amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee.
(3) By-Laws of The 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 992, Register's Office for Davidson County, Tennessee.

(4) Charter of 4505 Harding Road Homeowners' Association, of record in Book 5282, Page 501, Register's Office for Davidson County, Tennessee.
(5) Easement and other rights as contained in deed from Kelly Prim, Trustee, et al to Ervin M. Entrekin, Trustee, of record in Book 5144, page 244, Register's Office for Davidson County, Tennessee.
(6) Easements and reservations contained in the deed from Royal Oaks Associates, Inc. to Alfred Shepard, Trustee, of record in Book 4744, page 370, as modified by an agreement of record in Book 4978, page 524,Register's Office for Davidson County, Tennessee.
(7) Easement reservation in instrument from Presbyterian Apartments, Inc. to royal Oaks Properties, Inc., of record in Book 3165, page 607, Register's Office for Davidson County, Tennessee.
(8) Easement for sanitary sewer conveyed to City of Nashville, of record in Book 3347, page 188, Register's Office for Davidson County, Tennessee.
(9) Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 4835, page 964, Register's Office for Davidson County, Tennessee.
(10) An easement upon that portion of Lot 2 on the Plan of Royal Oaks aforesaid which is labeled "Easement for Driveway" conveyed to Charles F. Alexander, Trustee by deed from Royal Oaks Limited, dated December 27, 1972, and of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
(11) An easement upon the southwesterly 15 feet of Lot 2 on the Plan of Royal Oaks, along the common line between Lots 1 and 2, as granted to Alfred Shepard, Trustee from Royal Oaks Limited, of record in Book 4668, page 986, Register's Office for Davidson County, Tennessee.
(12) Taxes for 2014 County which have been prorated and paid by the Grantors herein.

This is improved (__X__) Unimproved (____) property, known as **4505 Harding Pike, #141, Nashville, TN 37205**

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 **12th** day of **December, 2014.**

Thomas Manley Pritchett, Jr. By Susan Allison, atty in fact

Thomas Manley Pritchett, Jr. By Susan Allison, Attorney in Fact

Laura T. Pritchett by Susan Allison, atty in fact

Laura T. Pritchett By Susan Allison, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Susan Allison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Thomas Manley Pritchett, Jr. and Laura T. Pritchett** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of **Thomas Manley Pritchett, Jr. and Laura T. Pritchett** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Thomas Manley Pritchett, Jr. and Laura T. Pritchett** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **December, 2014.**

My Commission expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public