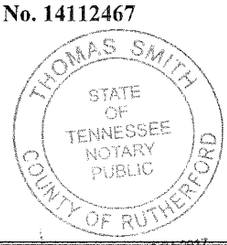
Davidson County DEEDWARR
Recvd: 12/31/14 12:20 3 pgs
Fees:18.00 Taxes:499.13
20141231-0119235

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112467** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $134,900.00. Affiant Subscribed and sworn to before me, this 30th day of December, 2014. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynn Pritchard 1132 Shallowbrook Trl S Antioch TN 37013	~~New Owner~~/ Bank of America 2000 Clayton Rd. Concord, CA 94520	Tax Parcel ID No. 175-06-0A-052.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey Brown n/k/a Lindsey Hand, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lynn R. Pritchard, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 52, SECTION 1, THE PRESERVE AT OLD HICKORY, as shown on plat of record in Instrument No. 20060824-0104545, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsey Brown, a single woman by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 6th day of July, 2010 in Instrument No. 20100706-0052472, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, THE PRESERVE AT OLD HICKORY, as recorded at Instrument No. 20060824-0104545.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Restrictions and Conditions recorded in Instrument No. 20060824-0104548.

Easement for Tennessee Telephone Company, recorded in Instrument No. 20061013-0127208.

Easement for Colonial Pipeline, recorded in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599.

Easement for First Suburban Water District, recorded in Book 4453, Page 154.

Easement for Transmission Line, recorded in Book 4425, Page 582 and Book 2346, Page 378.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041103-0132562.

Easement to TDS Telecom recorded at Instrument No. 20061013-0127208.

Declaration of Taking to United States of America/Tennessee Valley Authority recorded in Book 11335, Page 609 and Instrument No. 20021017-0127752.

This is improved property located at 1132 Shallowbrook Trl S Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2014.

Lindsey Brown nka Lindsey Hand
by Kate Rosenthal attorney in fact

Lindsey Brown nka Lindsey Hand by Kate Rosenthal, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Lindsey Brown n/k/a Lindsey Hand, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of December, 2014.

J Anderson
Notary Public

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Shelly M. Smith