Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1454

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam J. Pritchard and Brielyn C. Pritchard**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie C. Orton, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adam J. Pritchard and Brielyn C. Pritchard, husband and wife by deed from Michelle Gordy and her husband, William Gordy, dated May 1st, 2013, of record as Instrument No. 20130503-0045005, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 8225 Boone Trace, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of December, 2015.

Adam J. Pritchard

Brielyn C. Pritchard

BILL GARRETT, Davidson County
Trans:T20150110525 DEEDWARR
Recvd: 12/31/15 13:47 2 pgs
Fees:13.00 Taxes:732.60
20151231-0131642

State of Tennessee)
County of Davidson)

On this 30th day of December, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Adam J. Pritchard and Brielyn C. Pritchard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 198,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of December, 2015.

Notary Public

My Commission Expires: My Commission Expires MAR. 7, 2017

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephanie C. Orton	Avenue Bank	126-15B-183.00
8225 Boone Trace	3823 Cleghorn Avenue	
Nashville, TN 37221	Nashville, TN 37215	