WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/24/16 10:33 3 pgs
Fees:18.00 Taxes:1335.70
20160224-0017513

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2016

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

160468

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Hanson	Stifel Bank and Trust	172010A05200CO
(NAME) 54 Nickleby Down	(NAME) 12655 Olive Blvd Ste 250	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) St Louis MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 10th day of February, 2016, by and between **MICHAEL PRITCHARD, AN UNMARRIED PERSON**, party of the first part, and **ROBERT HANSON AND NICOLE HANSON, HUSBAND AND WIFE**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 52 on the Plan of Copperfield Revised, of record in Book 6900, Page 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Pritchard, individual by Warranty Deed from William Walter Randolph, Jr. and Brenda B. Randolph, husband and wife, dated June 3, 2014 and recorded June 6, 2014 of record in Instrument Number 20140606-0049486, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

MICHAEL PRITCHARD

STATE OF Tennessee

COUNTY OF Monroe

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MICHAEL PRITCHARD, 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 at office this 10 day of February 2016

Commission expires:

6-19-2018.

Edith Kay Harris
Notary Public

EDITH KAY HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
MONROE COUNTY

EXHIBIT A

All matters shown on the plat of record in Book 6900, Page 555,

Covenants, conditions, easements and restrictions recorded as Book 6779, Page 296 and re-recorded as Book 6783, Page 973,

Covenants, conditions, easements and restrictions recorded as Book 7071, Page 482 and First Amendment recorded as Book 7208, Page 889,

Grant of Transmission Line Easement recorded on June 16, 1955 in Book 2437, Page 8 and Recorded on June 29, 1955 in Book 2438, Page 376,

Deed of Conveyance recorded in Book 7593, Page 488 and recorded in Book 7593, Page 511,

Quitclaim Deed to Copperfield Home Owners Association, Inc., recorded in Book 7150, Page 358,

Charter of Copperfield Home Owners Association, Inc., recorded in Book 7200, Page 824, Articles of Amendment to the Charter recorded in Book 7496, Page 162 and recorded in Book 7500, Page 941, in the Register's Office of Davidson County, Tennessee

I Anita L. Leach, 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.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, 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

Commission Expires
4-24-2018