WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042961 DEEDWARR
Recvd: 05/23/16 11:17 2 pgs
Fees:13.00 Taxes:740.00
20160523-0051271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF May, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2018

RETURN TO:
PREMIER ESCROW, LLC
430A HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gladys, LLC	SAME	
(NAME)	(NAME)	
802 Franklin Road		Map 93-15
(ADDRESS)	(ADDRESS)	
Charlotte, TN 37036		Parcel 305
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID PRITCHARD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLADYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 the south 40 feet of Lot No. 8 on the Plan of Paul's Elysian Grove Plan, of record in Plat Book 1, page 134, Chancery Court, in Nashville, Davidson County, Tennessee.

Said 40 feet of Lot No. 8 fronts 40 feet on the west side of South Market Street, now Second Avenue South, and runs back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to David Pritchard, unmarried, by deed from Jesse Michael Smith of record in Instrument No. 20070503-0052880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes and all matters appearing on the plan of record in Book 1, page 134 said Chancery Court of Davidson County, Tennessee.

unimproved
This is improved x property, known as 1021 2nd Avenue South, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 20 day of May, 2016

David Pritchard by
Kevin Montgomery, Attorney in fact

DAVID PRITCHARD

BY: KEVIN MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of May, 2016, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of David Pritchard and acknowledged that he executed the same as the free act and deed of David Pritchard.

Witness my hand and official seal at Nashville, Tennessee this 20th day of May, 2016.

Kathy Snider
Notary Public

