Davidson County DEEDWARR
Recvd: 06/17/16 08:14 2 pgs
Fees:13.00 Taxes:1128.50
20160617-0061393

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057549** ANITA L. LEACH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY 162785	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2016. Notary Public My Commission Expires: 9/25/19

WARRANTY DEED

Address New Owner: Derrick Pritchard and Katie Pritchard 8136 Settlers Way Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Caliber Home Loans, Inc 3701 Regent Blvd ste 180 Irvine, TX. 75063	Tax Information: Tax Parcel ID No. 126-15-0A-291.00 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, **William J. Bryan and Julie D. Bryan, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Derrick Pritchard and Katherine Pritchard, husband and wife**, ("Grantees"), their 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(s) 67, as shown on the map entitled Section Seven Boone Trace At Biltmore, of record in Instrument No. 20011003-0107279, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM J. BRYAN and JULIE D. BRYAN, HUSBAND AND WIFE, by deed from NVR INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, of record in Instrument No. 20020404-0041093, dated March 26, 2002, said Register's Office. Being further conveyed to WILLIAM J. BRYAN JR. and JULIE D. BRYAN, HUSBAND AND WIFE, by quitclaim deed from WILLIAM J. BRYAN JR. A/K/A WILLIAM J. BRYAN and JULIE D. BRYAN, HUSBAND AND WIFE, of record in Instrument No. 20111114-0088891, dated October 25, 2011, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 126-15-0A-291.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20011003-0107279, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, page 657,

Book 9342, page 312 and re-recorded in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, said Register's Office.

Grant of Overhead Line Easement of record in Book 8992, page 62, said Register's Office.

Easement and Right of Entry Agreement Underground of record in Book 9665, page 420, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20001120-0114598, said Register's Office.

This is improved property located at 8136 Settlers Way Nashville TN 37221

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 15th day of June, 2016.

William J. Bryan

Julie D. Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Bryan and Julie D. Bryan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

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
RUTHERFORD COUNTY
My Commission Expires 10-22-2018

Shelly M Smith

Commission Expires
4-24-2018