~~PREPARED BY:~~ ~~RETURN TO:~~
~~BANKERS TITLE & ESCROW CORP.~~
~~3310 WEST END AVE.~~
~~NASHVILLE, TN 37203~~

Prepared By ~~and Return~~ to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

File Number: 1605218

BILL GARRETT, Davidson County
Trans:T20160055309 DEEDWARR
Recvd: 06/29/16 09:09 2 pgs
Fees:13.00 Taxes:1017.50
20160629-0066186

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this 27th day of June, 2016.

Notary Public
My Commission Expires: 1-6-20

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Richard L. Prickett and Julia A. Prickett	owner	155-15-0-A-65.00
4725 Holly Springs Rd		
Nashville, TN 37221		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration; the receipt of which is hereby acknowledged, Tedra K. Armstrong, unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Richard L. Prickett and wife, Julia A. Prickett, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Stonemeade, Section 1, of record in Book 6900, Pages 800 and 801, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tedra K. Armstrong by Warranty Deed from Stephen F. Pelusa and wife, Nancy R. Peluso, dated July 24, 2003 and of record in Instrument No. 20030728-0105282 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 4725 Holly Springs Rd, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of June, 2016.

Tedra K. Armstrong

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tedra K. Armstrong with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 27th day of June, 2016.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17