WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000~~.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21 (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3/8/2021

P-VRES-17-605

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Lee Pritchett and Ballard Hillyer Pritchett	now owner	
(NAME)	(NAME)	**081-08-2U-002.00-CO**
605 Coffee St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TM INVESTMENT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL LEE PRITCHETT AND BALLARD HILLYER PRITCHETT, JOINT TENANTS WITH COMMON LAW RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B as set forth in the Declaration of Covenants, Conditions and Restrictions for Homes at 1820 7th Avenue North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151030-0110538 and amended in Instrument No. 20161130-0125857, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of said Declaration for a more complete identification and description of said Units.

Being a portion of the same property conveyed to TM Investment, LLC by Warranty deed from Dorothy J. Rowland by her conservator Latoya Bomar, pursuant to Order Approving Sale Of Real Property entered of record on October 16, 2015 in the Seventh Circuit Court For Davidson County, Tennessee (Probate Division), Docket No.14P1971 of record in Instrument No. 20151026-0108812 Register's Office for Davidson County, Tennessee, dated October 22, 2015 and recorded on October 26, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 21, Page 105;
- Covenants, Conditions and Restrictions of record in Instrument No. 20151030-0110538, as amended in Instrument No. 20161130-0125857;
- Slope Easement of record in Book 4129, Page 504, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **605 Coffee St, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170033675 DEEDWARR
Recvd: 04/21/17 10:06 2 pgs
Fees:13.00 Taxes:1480.00
20170421-0039206

Witness my/our hand(s) this the 18th DAY OF APRIL, 2017.

TM Investment, LLC

BY:
Mahamed Saba
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mahamed Saba, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a Member of TM Investment, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of April, 2017.

Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212