THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ronwyn P. Pritchett
1515 Bridgecrest Drive Unit 412
Antioch, TN 37013
SEND TAX BILLS TO:
Franklin American Mortgage
6100 Tower Circle Ste 600
Franklin, TN 37067

WARRANTY DEED

(Map 149 15 0B, Parcel 071.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **KARLA MORTON, married, f/k/a KARLA BURNETT, a single woman,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **RONWYN P. PRITCHETT, a single man**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 412, on the Final Plat, Cambridge Forest Townhomes, Final Subdivision Plat, according to plat and survey of same appearing of record in Instrument No. 20040224-0020966, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Karla Burnett, a single woman, by Warranty Deed from The Craig Company, a Tennessee Corporation, dated November 10, 2006, of record in Instrument No. 20061114-0141211, in the Register's Office of Davidson County, Tennessee.
>
> Karla Burnett, having since married, is now known as Karla Morton. Subject property is not her marital residence.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20040224-0020966; to Restrictive Covenants of record in Instrument No. 20030806-0112013; to HOA Charter of record in Book 10343, page 769; to Easements shown in Book 1207, page 529; Book 1147, page 148; Book 6881, page 320; Book 7453, page 445; Book 8795, page 158; Book 7632, page 962; to all matters shown on boundary survey of Double M Partners Property dated 08/04/1998 and revised 09/24/1999, and of boundary survey of Danco Property Investments, LLC, dated 02/08/00, prepared by DBS & Associates Engineering, RLS # 1569; to Public Utility and Drainage Easements shown on plat of record in Instrument No. 20040224-0020966, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1515 Bridgecrest Drive Unit 412, Antioch, TN 37013.

BILL GARRETT, Davidson County
Trans:T20170073011 DEEDWARR
Recvd: 08/23/17 09:01 2 pgs
Fees:13.00 Taxes:536.50
20170823-0086396

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 18th day of August, 2017.

KARLA MORTON

F/K/A KARLA BURNETT

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 Karla Morton, f/k/a Karla Burnett, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of August, 2017.

Notary Public

My commission expires: May 15th, 2021

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20170626