Bill Garrett Davidson County
Batch# 881 DEEDWARR
09/14/2017 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20170914-0094066

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 8th day of September, 2017.

Notary Public

My commission expires:
DEC 27 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jaidam Kirpich	**Success Mortgage Partners, Inc**	**08306029300**
104 Scott Avenue	**1200 S SHELDON RD, STE 150**	
Nashville, TN 37206	**PLYMOUTH, MI 48170**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Richard J. Prichard and wife, Megan L. Prichard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaidam Kirpich, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly 50 feet of the Southerly 105 feet of the Westerly 173 feet of Lots Nos. 7 and 8 on the Map of H.B. Blue's Subdivision of the South part of Lot No. 2 in Brownsville, as of record in Book 161, Page 134, Register's Office for said county.

Said part of Lots Nos. 7 and 8 fronts 50 feet on the Easterly side of Scott Avenue and runs back between parallel lines 173 feet to an alley, the North line being 69.4 feet Southerly from the Southerly margin of Watkins Street.

Being the same property conveyed to Richard J. Prichard and wife, Megan L. Prichard by Warranty Deed from March Egerton, a married person, dated April 27, 2012, of record in Instrument No. 20120501-0036999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 161, page 134, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Easements of record in Book 6121, page 31, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 104 Scott Avenue, Nashville, TN 37206.

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 in 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/our hand(s) this 8th day of September, 2017.

Richard J. Prichard

Megan L. Prichard

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Richard J. Prichard and Megan L. Prichard, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

True Copy Certification

I, KEMBERLY POWELL, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 2 0 2020
Notary's Seal (if on paper)