Bill Garrett Davidson County
Batch# 93022 DEEDWARR
05/16/2018 10:51:04 AM 2 pgs
Fees: $13.00 Taxes: $788.10

20180516-0046679

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Jones, a single man	CMG Mortgage, Inc	
	(NAME)	
2667 Crocker Springs Road	3160 Crow Canyon Road, Ste 400	016-00-0-042.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Glen Adcock Pritchett, a single woman and Billie Ruth Pritchett, a single woman, as joint tenants with the right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Glenn Jones, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:
BEGINNING AT A POINT IN JOHN P. REASONER'S EAST LINE AND H. O. PRITCHETT'S CORNER, RUNNING THENCE SOUTH 15 DEGREES EAST 467 FEET TO A POINT IN OLD WARREN RICH AND LEONIX LINE; THENCE WITH SAID LINE NORTH 41 DEGREES 45' EAST 131 ½ FEET TO A POINT IN SAID LINE, PRITCHETT'S CORNER; THENCE NORTH 33 DEGREES WEST 412 ½ FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO H. O. PRITCHETT AND WIFE, A. B. PRITCHETT BY WARRANTY DEED FROM JOHN P. REASONER AND WIFE, DIXIE D. REASONER OF RECORD IN BOOK 2030, PAGE 601, AND BEING THE SAME PROPERTY FURTHER CONVEYED TO BILLIE RUTH PRITCHETT AND GLEN PRITCHETT ADCOCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM H. O. PRITCHETT, A/K/A HADLEY O. PRITCHETT, OF RECORD IN BOOK 9232, PAGE 795, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:
BEGINNING AT A MONUMENT AT THE WESTERLY MARGIN OF CROCKER SPRINGS ROAD AND THE SOUTHEASTERLY MARGIN OF AN UNNAMED LANE; THENCE ALONG THE MARGIN OF CROCKER SPRINGS ROAD IN A SOUTHERLY DIRECTION S 16 DEGREES 24' W 8.99 FEET TO AN IRON PIN; THENCE ALONG A CURVE IN A SOUTHERLY DIRECTION ALONG CROCKER SPRINGS ROAD A DISTANCE OF 119.39 FEET TO AN IRON PIN AT THE CORNER OF PRITCHETT; THENCE ALONG PRITCHETT N 27 DEGREES 56' 50" W 86.25 FEET TO AN IRON PIN AT THE SOUTHEASTERLY MARGIN OF AN UNNAMED LAND; THENCE FOLLOWING SAID LAND, N 46 DEGREES 56' 50" E 73.60 FEET TO THE MONUMENT NORTHEAST OF THE EXISTING U.S. G. S. MONUMENT AND ALSO THE POINT OF BEGINNING, CONTAINING 0.052 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO H. O. PRITCHETT AND WIFE, A. B. PRITCHETT, BY WARRANTY DEED FROM SAM R. BAGGETT, UNMARRIED, OF RECORD IN BOOK 5264, PAGE 602, AND BEING THE SAME PROPERTY CONVEYED TO BILLIE RUTH PRITCHETT AND GLEN PRITCHETT ADCOCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM H. O. PRITCHETT, A/K/A HADLEY O. PRITCHETT, OF RECORD IN BOOK 9232, PAGE 797, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY.

TRACT 3:
LOCATED ON THE CROCKER SPRINGS ROAD ONE MILE OF CROCKER SPRINGS, IN THE 10TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:
BEGINNING AT W. S. WHITEMAN AND W. L. BAIMBRIDGE CORNER IN THE NORTH EAST LINE OF THE WARREN RICH AND LEENIX LAND; THENCE NORTH 32. WEST 25 POLES TO A PILE OF STONE; THENCE NORTH 44. EAST 33 POLES TO A STAKE; THENCE SOUTH 32. EAST 25 POLES TO THE SAID

WARRANTY DEED
(Continued)

WARREN RICH AND LEENIX LINE; THENCE 32 POLES TO THE BEGINNING; CONTAINING 5 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO H. O. PRITCHETT AND WIFE, A. B. PRITCHETT, BY INSTALLMENT DEED FROM M. E. LINK, OF RECORD IN BOOK 1179, PAGE 342, AND BEING THE SAME PROPERTY CONVEYED TO BILLIE RUTH PRITCHETT AND GLEN PRITCHETT ADCOCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM H. O. PRITCHETT, A/K/A HADLEY O. PRITCHETT, OF RECORD IN BOOK 9232, PAGE 799, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2667 Crocker Springs Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 15th day of May, 2018.

Glen Adcock Pritchett
Glen Adcock Pritchett

Billie R. Pritchett
Billie Ruth Pritchett

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glen Adcock Pritchett, a single woman and Billie Ruth Pritchett, a single woman, as joint tenants with the right of survivorship, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of May, 2018.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072