This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Y Johnson Davidson County
Batch# 135786 DEEDWARR
09/04/2018 08:48:40 AM 2 pgs
Fees: $13.00 Taxes: $934.25
20180904-0086909

WARRANTY DEED

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 ACKNOWLEDGED, WE, **MARY C. HUNT, UNMARRIED**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES A. PRITCHETT AND DONNA D. PRITCHETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 115 ON THE PLAN OF TOWN HOMES PROPERTY LINE EXHIBIT OF HARBOR VILLAGE, PHASE IV, REVISION 1, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20030611-0080857, AS AMENDED IN INSTRUMENT NO. 20030723-0102986, AND INSTRUMENT NO. 20050120-0007505, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARY C. HUNT, UNMARRIED, BY WARRANTY DEED FROM MICHAEL PIKKI, DATED AUGUST 14, 2015 AND RECORDED ON AUGUST 24, 2015 IN INSTRUMENT NO. 20150824-0085084, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 147 HARBOR VILLAGE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

Witness our hands this 31st day of August, 2018.

Mary C Hunt
MARY C. HUNT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, MARY C. HUNT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 31st day of August, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$252,500.00.**

Donna D Pritchett
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2018.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
JAMES A. AND DONNA D. PRITCHETT
147 HARBOR VILLAGE DRIVE
MADISON, TN 37115

Send Tax Bills To:
New Owners

MAP/PARCEL: 03407OA/136.00 CO