Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Karen Y Johnson Davidson County
Batch# 152053 DEEDWARR
10/17/2018 11:58:20 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20181017-0102926

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Affiant

Subscribed and sworn to before me, this 15th day of October, 2018.

Notary Public
My commission expires: 12/1/2020

04-1805-56853

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ryan E. Abella	USAA Federal Savings Bank	149-07-0-A-031.00
781 Dover Glen Dr	10750 McDermott Freeway	
Antioch TN 37013	San Antonio, TX 78288	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judy Pritchett and husband, Albert Pritchett**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ryan E. Abella and wife, Josefina S. Abella and Karina Monique Abella, an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 31, on the Plan of Section 1, Chelsea Village, a portion of Piccadilly, Sec. 2 P.U.D., of record in Book 7900, Pages 119, 120, and 121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy Pritchett and husband, Albert Pritchett by deed from Lisa Tillman Dotson, dated July 25, 1997, recorded September 5, 1997, of record in Book 10547, Page 898, re-recorded in Book 10597, Page 861, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 781 Dover Glen Dr, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of October, 2018.

Judy Pritchett

Albert Pritchett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Judy Pritchett and Albert Pritchett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of October, 2018.

Notary Public

My Commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020