Karen Y Johnson Davidson County
Batch# 180462 DEEDWARR
01/03/2019 03:44:02 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20190103-0000918

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $205,000.00.

Affiant

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

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

Carmen Coats
Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cody C. Pritchard 623 Blackstone Ave Madison, TN 37115	SUMMIT FUNDING INC 2241 HARVARD ST, STE 200 SACRAMENTO, CA 95815	052-02-0 161.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MELVIL ARNT AND KIMBERLI ARNT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CODY C. PRITCHARD, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Westerly 80 feet of Lot No. 7, Block B on the Plan of Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of Lot 7 fronts 80 feet on the northerly margin of Blackstone Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Melvil Arnt and Kimberli Arnt, husband and wife, by deed from Levi Gailynn Douglas, single man, dated 07/24/2018, of record in Instrument No. 20180730-0074267, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 623 Blackstone Ave, Madison, TN 37115.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 28th day of December, 2018.

Melvil Arnt

Kimberli Arnt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Melvil Arnt and Kimberli Arnt, 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 and official seal this 28th day of December, 2018.

My commission expires: 9/18/22

Notary Public

