Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $2,605,000.00

Affiant

Subscribed and sworn to before me, this 6 day of March 2019.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Pritchett 1030 Overton Lea Rd Nashville, TN 37220	New Owner	145-04-0-027.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rodgar McCalmon, Sr., and Reba R. McCalmon, Trustees of the McCalmon Revocable Trust dated October 10, 2006,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Thomas S. Pritchett and Nancy Erin Pritchett, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Final Plat, Will T. Vance Subdivision, of record in Instrument No. 20021203-0148920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RODGAR MCCALMON, SR., AND REBA R. MCCALMON, TRUSTEES OF THE MCCALMON REVOCABLE TRUST DATED OCTOBER 10, 2006, by deed from MICHAEL TAYLOR AND WIFE, MARY TAYLOR, of record in Instrument No. 20110503-0033880, dated April 29, 2011, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to any and all matters appearing of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1030 Overton Lea Rd, Nashville, TN 37220

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 203001 DEEDWARR
03/07/2019 10:18:19 AM 2 pgs
Fees: $13.00 Taxes: $9,638.50

20190307-0020973

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 6th day of March, 2019.

Rodgar McCalmon, Sr., Trustee

Trustee

Reba R. McCalmon, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Rodgar McCalmon, Sr., Trustee and Reba R. McCalmon, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **McCalmon Revocable Trust dated October 10, 2006**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustees (or other authorized officer).

Witness my hand and official seal at Brentwood, Tennessee, this the 6th day of March, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019026126

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020