WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Marie D Prichard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-24-19

(AFFIX SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

B-KWR-19-1617

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marie D. Prichard	**A Mortgage Boutique, LLC**	
(NAME)	(NAME)	**098-13-0C-083.00-CO**
1617 Sarahs Cove	**1111 N. Maple Street**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Murfreesboro, TN 37130**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL H. TERRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARIE D. PRICHARD, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 73 on the Plan of Revision One, Phase Three, The Meadows of Seven Points of record in Plat at Instrument No. 20021022-0129513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael H. Terry and Barbara M. Terry, husband and wife by Warranty deed from Clifford A. Rockstead and Suzanne E. Rockstead, husband and wife of record in Instrument No. 20100204-0008795 Register's Office for Davidson County, Tennessee, dated January 28, 2010 and recorded on February 04, 2010.

Barbara M. Terry a/k/a Barbara Mead Terry died on September 11,2016, leaving a Last Will and Testament dated July 7,2003. This Estate is being administered in the Probate Court for Davidson County, Tennessee under Docket No. 16P1910. Roy Christian Jordan is the Executor and one of two beneficiaries under the Will. He is the son of Barbara Mead Terry. The other beneficiary is Michael Robert Jordan, who is the only other child of Barbara M. Terry. Both Michael Robert Jordan and Roy Christian Jordan are adults.

Being the same property conveyed to Michael H. Terry by Quitclaim deed from Roy Christian Jordan and wife, Marti Jordan, and Michael Robert Jordan and wife, Katie Jordan of record in Instrument No. 20170526-0052907 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 26, 2017. Said property is not and has never been the primary marital residence of the whithin named Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Meadows of Seven Points Homeowner's Association, Inc. of record in Instrument No. 20000322-0028986, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of open space/common areas to HOA of record in Instrument No. 20090107-0001612, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11681, Page 411 and Instrument No.

Karen Johnson Davidson County
Batch# 280845 DEEDWARR
09/05/2019 09:51:30 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20190905-0089657

201909050089657

20010626-0067703, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1617 Sarahs Cove, Hermitage, Tennessee 37076**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF SEPTEMBER, 2019.

Michael H. Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL H. TERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)