Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 327383 DEEDWARR
12/10/2019 09:20:42 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20191210-0127189

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-661

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Developers, LLC	Music City Developers, LLC	093 15 0 302.00 and 093 15 0 301.00
(NAME) 703 Pendragon Ct.	(NAME) 703 Pendragon Ct.	
(ADDRESS) Franklin, TN 37067	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUSAN PRITCHARD, EXECUTRIX FOR THE ESTATE OF DAVID PRITCHARD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSIC CITY DEVELOPERS, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: 1027 2nd Avenue South, Nashville, TN 37210
MAP & PARCEL: 093 15 0 302.00

Land in Davidson County, Tennessee, being the Northerly half of Lot No. 11, on the Plan of Isaac Paul's Elysian Grove, as of record in Book 1, page 134, Chancery Court at Nashville. Said lot being described as follows:

Beginning at the Northeast corner of said Northerly half of Lot No. 11 on the said plan; thence, in a Southerly direction along the Westerly margin of Second Avenue South, South 29 degrees 25 minutes East, 25.00 feet to a point; thence, leaving said Westerly margin of Second Avenue South, South 60 degrees 32 minutes West, 135.00 feet to an alley; thence, along the Easterly margin of said alley, North 29 degrees 25 minutes West, 25.00 feet to a point; thence, leaving the Easterly margin of said alley, North 60 degrees 32 minutes East, 135.00 feet to the point of beginning. Said tract of land containing 0.08 acres.

Being the same property conveyed to David Pritchard, by deed, from Bobby E. Bowling and wife, Peggy M. Bowling, recorded October 26, 2005, of record in Instrument No. 20051026-0129505, Register's Office for Davidson County, Tennessee.

The said David Pritchard having since died testate on September 19, 2018. The Last Will and Testament of David Pritchard, appointing Susan Pritchard, Executrix, admitted to Davidson County Probate Court, Docket #18P1830.

TRACT 2: 1029 2nd Avenue South, Nashville, TN 37210
MAP & PARCEL: 093 15 0 301.00

Land in Davidson County, Tennessee, being the South twenty-five (25) feet of Lot No. 11 in Issac Paul's Paul of Elysian Grove lots in the City of Nashville, Tennessee, of record in Book 1, page 134, Chancery

Court, Situated on the West side of South Market Street (now Second Avenue South) between Hill and Mallory Streets.

Said Lot herein conveyed fronts 25 feet on the Westerly side of Second Avenue South, and runs back Westwardly, between parallel lines, 135 feet to an alley.

Being the same property conveyed to David Pritchard, by Warranty Deed, from Michael Smith, and wife, Carole J. Smith, dated November 10, 2005, recorded November 14, 2005, of record in Instrument No. 20051114-0137137, Register's Office for Davidson County, Tennessee.

The said David Pritchard having since died testate on September 19, 2018. The Last Will and Testament of David Pritchard, appointing Susan Pritchard, Executrix, admitted to Davidson County Probate Court, Docket #18P1830.

unimproved ☒
This is improved ☐ property, known as 1027 2nd Avenue South, Nashville, TN 37210
1029 2nd Avenue South, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 6th day of December, 2019.

Susan Pritchard, Executrix for the Estate of David Pritchard

BY: Susan Pritchard
Susan Pritchard

STATE OF PA
COUNTY OF Columbia

On this 6th day of December, 2019, before me personally appeared Susan Pritchard, Executrix for the Estate of David Pritchard to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Bloomsburg~~ COLUMBIA County, BLOOMSBURG this 6th day of December, 2019.

Commission Expires: 8/18/22.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries