STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-9037

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Karen Johnson Davidson County
Batch# 435640 DEEDWARR
07/10/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200710-0075806

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ty Pritchard and Emily Pritchard (NAME)	(NAME)	28-71
5124 Ridge Hill Drive (STREET ADDRESS)	(STREET ADDRESS)	
Joelton TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Robbie Susan Newlin, Tracy Florissa Moore Holt, Mary Bernice Bennett, and Christie Lynn German**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ty **Pritchard and Emily Pritchard, husband and wife**, 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:

A certain tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated March 21, 1967, by L.R. Mefford, Jr., as follows:

Said Tract is described as Tract No. 2: See attached

Beginning at a point in the southerly margin of a proposed road, common corner of Tracts 2 and 3; thence with the dividing line between tracts 2 and 3, North 5 degrees 17' West 1694.1 feet to an iron pin; thence South 59 degrees 59' 30" East 370 feet to an irom pin, a common corner of tracts 2 and 1; thence with the dividing line between Tracts 2 and 1, South 2 degrees 36' East 1329.8 feet; thence North 83 degrees 34' West 235 feet to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Walter Neil Dever (life estate) with remainder to Robbie Susan Newlin, Christie Lynn German, Mary Bernice Bennett and Tracy Florissa Moore by Deed dated July 11, 2001 from Patricia Helen Moore Williams Dever, recorded April 2, 2015, in Instrument Number 20150402-0028694, in the Regsiter's Office of Davidson County, Tennessee. The said Walter Neil Dever having since died March 8, 2015.

This is not the marital residnece of the grantors herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-20-5124

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 4165, page 662, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5124 Ridge Hill Drive, Nashville, TN 37080. Joelton

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. Whenever 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 18th day of June, 2020.

Robbie Susan Newlin

Tracy Florissa Moore Holt

Mary Bernice Bennett

Christie Lynn German

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2020, before me personally appeared Robbie Susan Newlin, Tracy Florissa Moore Holt, Mary Bernice Bennett and Christie Lynn German, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2020.

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

LEGAL DESCRIPTION:

Land in the 14th Civil District of Davidson County, Tennessee, designated as Lot No. 5 and described according to a survey of E. W. Thompson Land by Southeast Engineering Company, dated October 15, 1967, as follows:

Beginning at an iron pin in the Northerly margin of Ridge Hill Drive, the said point being the common corner of Lots 4 and 5; in said survey; thence North 6 degrees 50 minutes East 1704.29 feet to an iron pin; thence South 59 degrees 59 minutes East 370.2 feet to an iron pin, the common corner to Tracts 5 and 6 in said Plan; thence South 4 degrees 31 minutes East 1534.80 feet to an iron pin in the Northerly margin of Ridge Hill Drive; thence with the Northerly margin of said Ridge Hill Drive, 239.60 feet to the point of beginning.