THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728749

Karen Johnson Davidson County
Batch# 467282 DEEDWARR
08/31/2020 03:26:21 PM 2 pgs
Fees: $13.00 Taxes: $5,679.50
20200831-0098780

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,535,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2020.

Notary Public
My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Claude M. Hanbury and Kathleen Craven Hanbury 4507 Beacon Drive Nashville TN 37215	Cardinal Financial Co. P.O. Box 0054 Palatine, IL 60055-0054	Tax Parcel ID No. 130 11 0 109.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexander V. Pritchartt, III. and Sarah Kathleen Long, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Claude M. Hanbury and Kathleen Craven Hanbury, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of Block S on the Plan of Tyne Meade Section IV, of record in Plat Book 1424, Page 25, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alexander V. Pritchartt, III and Sarah Kathleen Long, husband and wife, by Warranty Deed from Scott E. Dever and Suzanna J. Dever, husband and wife, of record in Instrument No. 20160421-0038590, in the Register's office of Davidson County, Tennessee, dated April 18, 2016 and recorded on April 21, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tyne Meade Section IV, as recorded in Plat Book 1424, Page(s) 25.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1512, Page 384.

This is improved property located at 4507 Beacon Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2020.

Alexander V. Pritchartt, III, by Sarah Kathleen Long, Attorney in Fact — Sarah Kathleen Long

Alexander V. Pritchartt, III.
By: Sarah Kathleen Long, Attorney in Fact

Sarah Kathleen Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Kathleen Long, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alexander V. Pritchartt, III. and that she is authorized by Alexander V. Pritchartt, III. to execute this instrument on his behalf.

WITNESS my hand, at office, this 27th day of August, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022