This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-8205

Karen Johnson Davidson County
Batch# 488498 DEEDWARR
10/02/2020 12:17:30 PM 5 pgs
Fees: $28.00 Taxes: $1,184.00
20201002-0114224

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2020.

Notary Public
My Commission Expires: 3-7-2023

AMANDA LEIGH WRINKLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Brandon Pritchett and Katherine Layne Colvin 308 Conifer Place Nashville, TN 37214	Matthew Brandon Pritchett and Katherine Layne Colvin 308 Conifer Place Nashville, TN 37214	109-01-0-012 109-01-0-035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lloyd W. Baldridge, Jr. and wife, Pamela D. Baldridge, as to a two-thirds (2/3) undivided interest and Tyler Wayne Baldridge, as to a one-third (1/3) undivided interest**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Brandon Pritchett and Katherine Layne Colvin, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a 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. 95 on the Plan of Section Two, Larchwood of record in Plat Book 5200, Pages 207 and 208, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Also being conveyed is a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Beginning at an old U.S. Army Corp of Engineers survey monument located in the Easterly boundary line of Larchwood-Section 2, as Resubdivided in Book 5200, Page 207, Register's Office for Davidson County, Tennessee; said monument also being a point in the common property line between Lots No. 94 and No. 95 of said Subdivision; thence along the Southerly property line of Lot No. 95, North 46 degrees 14' East, 159.47 feet to an old U.S. Army Corp of Engineers survey monument; thence leaving the said Lot No. 95 and along a new line South 25 degrees 44' 39" West 170.89 feet to an old U.S. Army Corp of Engineers survey monument; said monument also being the most Southeast corner of said Lot No. 94; thence with the Northerly, property line of Lot No. 94 North 43 degrees 11' West 59.82 feet to the point beginning.

Being the same property conveyed to Lloyd W. Baldridge, Jr. and wife, Pamela D. Baldridge by Warranty Deed from Gloria Anne Graves Gregory, unmarried, dated July 15, 2015, recorded July 17, 2015, of record in Instrument No. 20150717-0069982, Register's Office for Davidson County, Tennessee; and further, Lloyd W. Baldridge, Jr. and wife, Pamela D. Baldridge having since conveyed to Tyler Wayne Baldridge, a one-third (1/3) undivided interest by Quitclaim Deed dated January 12, 2016, recorded February 16, 2016, of record in Instrument No. 20160216-0014285, said Register's Office.

This Instrument executed on behalf of Tyler Wayne Baldridge and Lloyd W. Baldridge, Jr. ("Principals") by Pamela D. Baldridge pursuant to the Powers of Attorney of record in Instrument Numbers 20201002-0114079, and 20201002-0114085 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **308 Conifer Place, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2020.

GRANTOR:

Tyler Wayne Baldridge by Pamela D. Baldridge, his Attorney-in-Fact
Tyler Wayne Baldridge by Pamela D. Baldridge, his Attorney-In-Fact

Lloyd W. Baldridge Jr. by Pamela D. Baldridge, his Attorney-in-Fact
Lloyd W. Baldridge, Jr. by Pamela D. Baldridge, his Attorney-In-Fact

Pamela D. Baldridge
Pamela D. Baldridge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pamela D. Baldridge,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of October, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

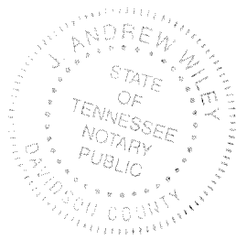
STATE OF TENNESSEE

202010020114224

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pamela D. Baldridge**, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Tyler Wayne Baldrdige** ("Principal"), as Attorney-in-Fact of the Principal.

WITNESS my hand and seal at office this 1st day of October, 2020.



Notary Public
My Commission expires: NOV 0 8 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pamela D. Baldridge**, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Lloyd W. Baldridge, Jr.**, ("Principal"), as Attorney-in-Fact of the Principal.

WITNESS my hand and seal at office this 1st day of October, 2020.



Notary Public
My Commission expires: NOV 0 8 2021

EXHIBIT "A"
TO Warranty Deed
From: Tyler Wayne Baldridge, Lloyd W. Baldridge, Jr., and Pamela D. Baldridge
To: Matthew Brandon Pritchett and Katherine Layne Colvin

STATE OF TENNESSEE
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principals thereon shown.

2. That this execution is proper and within the scope of the Powers of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Powers of Attorney, either by revocation or by the Principals' death, disability, or capacity.

Further the Affiant Saith not.

Pamela D. Baldridge
Affiant

WITNESS my hand and seal at office this 1st day of October, 2020.

Notary Public
My Commission Expires: NOV 0 8 2021

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MARCH 7, 2023
Notary's Seal (if on paper)

