THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 245,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2020. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 501861 DEEDWARR
10/27/2020 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $906.50
20201027-0124190

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresa Pritchett	New owner	MAP
706 Barlin Court		PARCEL 142-10-0B-127.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Catamount Properties 2018, LLC, a Delaware Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa Marie Pritchett, a single woman

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:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Belle Pointee, Phase III of record in Plat Book 6250, Page 872, 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 Sydney K. Raines by Warranty deed from Wayne Glover, unmarried of record in Instrument No. 20141121-0107297 Register's Office for Davidson County, Tennessee, dated November 19, 2014 and recorded on November 21, 2014.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Sydney K. Raines of record in Instrument No. 20200511-0048807 Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on May 11, 2020.

Being the same property conveyed to Catamount Properties 2018, LLC by Warranty deed from Music City Holding, LLC a Tennesse Limited Liability Company of record in Instrument No. 20200515-0050680 Register's Office for Davidson County, Tennessee, dated May 05, 2020 and recorded on May 15, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **706 Barlin Court, Nashville, TN 37221.**

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.

Witness my hand( ) this the 20th day of October, 2020.

Catamount Properties 2018, LLC

BY: _____

ITS: President

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker, **Catamount Properties 2018, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the _____ day of October, 2020.

My Commission expires _____

_____
Notary Public

"SEE ATTACHED"

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of the document.

State of California)
County of Los Angeles)

On October 20, 2020 before me, Tiffany Le a Notary Public, personally appeared Gregory L. Geiser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature _____ (Seal)

My Commission Expires: January 30, 2024

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024