THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35745-09-2020**	The actual consideration or value, whichever is greater, for this transfer is: $487,000.00. Affiant Subscribed and sworn to before me this 5th day of November, 2020. Notary Public My Commission Expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 510089 DEEDWARR
11/09/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20201109-0130898

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dalton Alan Ponchillia, Kendall M. Ponchillia 8569 Beautiful Valley Drive Nashville, TN 37221	Synovus Bank 800 Shades Creek Pkwy MS101 Birmingham, AL 35209	Map and Parcel No.: 126140A15700CO

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, **Andrea M. Pretty and David B. Pretty, a married couple** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dalton Alan Ponchillia and Kendall M Ponchillia, husband and wife; and Tina Marie Ponchillia, an ummarried woman** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8569 Beautiful Valley Drive, Nashville, TN 37221.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of November, 2020.

Andrea M. Pretty

David B. Pretty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea M. Pretty and David B. Pretty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2020.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Travis Trace Subdivision, Phase IA, as of record in Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property coveyed to Andrea M. Pretty and David B. Pretty, a married couple, by deed dated October 29, 2018 from Brian A. Hypnar and Amber L. Hypnar, husband and wife, of record in Instrument No. 20181031-0107779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Travis Trace, of record in Instrument No. 20140703-0058975, Instrument No. 20170217-0016413, Supplemented in Instrument No. 20180601-0052239, and Instrument No. 20180604-0052828, Register's Office for Davidson County, Tennessee.
3. Temporary construction easements of record in Instrument No. 20070523-0061457, Instrument No. 20070523-0061458, Instrument No. 20070523-0061459, Instrument No. 20070523-0061460, and Instrument No. 20070523-0061461, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of public utility and drainage easements of record in Instrument No. 20130614-0061074, Instrument No. 20130614-0061075, Instrument No. 20130614-0061076, and Instrument No. 20130614-0061077, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of easement and/or public street right of way of record in Instrument No. 20130614-0061079 and Instrument No. 20130614-0061080, Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument No. 20130614-0061073, Register's Office for Davidson County, Tennessee.
7. Temporary construction easement agreement of record in Instrument No. 20130614-0061078, Instrument No. 20130614-0061082, Instrument No. 20130614-0061085, and Instrument No. 20130614-0061087, Register's Office for Davidson County, Tennessee.
8. Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument No. 20130614-0061083 and Instrument No. 20130614-0061086, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20141016-0095781, Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20070801-0091062, and Instrument No. 20070801-0091141, Register's Office for Davidson County, Tennessee.
11. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Instrument No. 20070523-0061462, Instrument No. 20071109-0132431, corrected in Instrument No. 20071210-0142184, Register's Office for Davidson County, Tennessee.
12. Detention Pond Easement Agreement of record in Instrument No. 20130614-0061084, Register's Office for Davidson County, Tennessee.
13. Restrictions for Stormwater Facilities and system of record in Instrument No. 20140108-0002017, Register's Office for Davidson County, Tennessee.
14. Public utility easement of record in Instrument No. 20071115-0133969, Register's Office for Davidson County, Tennessee.
15. Storm water detention agreement of record in Instrument No. 20070423-0047722, Register's Office for Davidson County, Tennessee.
16. Resolution Regarding Abandonment of Easement rights from Harpeth Valley Utility District of record in Instrument No. 20151125-01197771, Register's Office for Davidson County, Tennessee.
17. All matters shown on the plan of record in Book 161, page 18, of record in Book 161, page 18, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM