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WARRANTY DEED

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Michael A. Pfefferle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Kimberly R. Parker
Notary Public

MY COMMISSION EXPIRES: 2-18-01.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael A. Pfefferle	**American First Mortgage LLC**	**149-297**
(NAME) **2540 Oak Forest Drive**	(NAME) **109 West Park Drive Suite 100**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Brentwood, TN. 37027**	
(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, WE, **Barney E. Samples or Dorothy J. Samples, Trustees, or Successor trustee(s) of the Barney E. and Dorothy J. Samples** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL A. PFEFFERLE AND WIFE WENDY S. PFEFFERLE**, 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. 86 on the Plan of Oakwood Subdivision Section One Phase Two of record in Plat Book 7900, Page 126, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barney E. Samples or Dorothy J. Samples by deed of record in Book 11257, Page 961, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

7085 08/17 0101 03CHECK 445.75

unimproved ☐

This is improved ☒ property, known as **2540 Oak Forest Drive, Antioch, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

IDENTIF. & REFERENCE

99 AUG 17 AM 10:16

ALL STATE TITLE REGISTER
DAVIDSON COUNTY, TN.

Witness my/our hand(s) this.

Barney E. Samples

Dorothy J. Samples

STATE OF **Tennessee**
COUNTY OF **Davidson**

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Barney E. Samples or Dorothy J. Samples or successor trustee(s) of the Barney** E. and **Dorothy J. Samples** 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 and official seal at Nashville, Tennessee, 29th day of July, 1999.

Notary Public

Commission expires: 2/18/01

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	117500.00
CON TX	434.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	445.75
CHECK	445.75

08/17/99 01 10:16 0001 7085

0625250

IDENTIF. # REFERENCE

99 AUG 17 AM 10:16

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507330