WARRANTY DEED

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane
Suite B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul G. Pfohl	Paul G. Pfohl	
(NAME)	(NAME)	
1137 Alandee St.	1137 Alandee St.	52-13-B-81
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031963

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, **I, Jeffrey S. Duly, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Paul G. Pfohl and wife, Linda F. Pfohl,** 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. :

Being Unit No. 124 of the Condominium Site Plan of Phase II-C, Section 3 on the Plan of River Glen of record in Plat Book 9700, page 18 and 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey S. Duly, unmarried, by deed dated from Fox Ridge Homes, Inc. and recorded in Book 10165, page 434, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1137 Alandee St., Nashville, TN 37214

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 08/19/03 16:35 2pgs
Fees:13.00 Taxes:277.13
20030819-0120345

Witness my hand this 12th day of August, 2003.

Jeffrey S. Duly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Jeffrey S. Duly, unmarried, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 12th day of August, 2003.

Commission expires:

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007

Notary Public