BILL GARRETT, Davidson County
Trans:T20110033256 DEEDWARR
Recvd: 06/03/11 12:07 2 pgs
Fees:13.00 Taxes:580.90
20110603-0042656

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Subscribed and sworn to before me this 1st day of June, 2011.

Notary Public
My commission expires: 9/19/14

GAIL C. TWITTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT110400130

06-1105-74234

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffrey R. Pferdehirt	First Reliance Bank	084-14-0-129.00
201 Amherst Drive	2170 West Palmetto Street	
Nashville TN 37214	Florence, SC 29501	

September 9, 2014

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda Sue Keeler, now Smith, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeffrey R. Pferdehirt and Sara A. Pferdehirt, husband and wife, hereinafter called the Grantees, their successors 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. 112-B, on the Plan of the resubdivision of Lot 112, Walnut Grove, of record in Plat Book 5060, Page 168, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael L. Keeler and wife, Linda S. Keeler, by deed from John S. Groom and wife, Linda G. Groom, dated March 20, 1998 and recorded March 23, 1998 of record in Book 10849, Page 752, Register's Office for Davidson County.

Further being the same property conveyed to Linda Sue Keeler by quitclaim deed from Michael Lawrence Keeler, dated May 8, 2003, recorded July 9, 2003, of record in Instrument Number 20030709-0095139, and by Quitclaim Deed dated September 27, 2004 and recorded November 10, 2004, of record in Instrument Number 20041110-0135513, Register's Office for Davidson County, Tennessee.

Linda Sue Keeler is one and the same person as Linda S. Keeler and Linda S. Keeler Smith.

James W. Smith, Jr., spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 201 Amherst Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1st day of June, 2011.

Linda Sue Keeler Smith

James W. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Sue Keeler Smith and James W. Smith, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 1st day of June, 2011.

Notary Public

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON