BILL GARRETT, Davidson County
Trans:T20120050606 DEEDWARR
Recvd: 07/10/12 10:37 2 pgs
Fees:13.00 Taxes:610.50

20120710-0060461

WARRANTY DEED Return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00 JANIS L. ADAMS Affiant STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2012 Notary Public MY COMMISSION EXPIRES: 5/4/15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn Bui, Lan Nguyen and Khoa Bui	Churchill Mortgage Corporation	173080A13700CO
(NAME) 1209 Bluffglen Court	(NAME) 761 Old Hickory Blvd., Suite 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Rowen S. Pfeifer and Patricia Pfeifer**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lynn Bui, Lan Nguyen and Khoa Bui**, 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. 119 on the Final Plat, Section Four, Deer Valley, "Cluster Lot Subdivision". A Planned Unit Development, of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rowen S. Pfeifer and Patricia A. Pfeifer, husband and wife by Deed from S&Y Construction, inc., a Tennessee Corporation dated May 18, 2008 and filed on May 14, 2008 in Instrument Number 20080514-0049444, Register's Office of Davidson County, Tennessee. Further, being the same property conveyed to Rowan S. Pfeifer and wife, Patricia Pfeifer by Quitclaim Deed from Rowen S. Pfeifer and Patricia A. Pfeifer aka Patricia A. Pfeifer, husband and wife, dated December 23, 2008 and file don January 2, 2009 in Instrument Number 20090102-0000255, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1209 Bluffglen Court, Antioch, TN 37013

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, has 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 our hands this **28th** day of **June, 2012**

Rowen S. Pfeifer

Patricia Pfeifer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Rowen S. Pfeifer and Patricia Pfeifer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **June, 2012**

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 5/4/15