ADDRESS NEW OWNER:
Joseph R. Knipfer
Deborah S. Knipfer
~~7747 Greenbrier Road~~ P.O Box 266
Joelton, TN 37080

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
00900010500 and 00900010700

BILL GARRETT, Davidson County
Trans:T20120069674 DEEDWARR
Recvd: 09/17/12 10:53 2 pgs
Fees:13.00 Taxes:555.00
20120917-0084108

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Paul Stradtner AKA P.L. Stradtner, a single man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Joseph R. Knipfer and Deborah S. Knipfer, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

TRACT 1: 7747 Greenbrier Road, Joelton, TN 37080 (Map & Parcel 9-00-0-105)

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by John W. Burke, Jr., Surveyor, dated September 7, 1968, as follows:

Beginning on the Northwesterly margin of Greenbriar Road at the Southeasterly corner of the property conveyed to J.L. Armstrong, of record in Book 3645, Page 361, said Register's Office. Thence South 39 deg. 48 Minutes West, 230 feet to the beginning of a curve, thence with said curve Southwesterly 193.1 feet, and South 55 deg. 47 Minutes West, 150 feet, thence North 32 deg. 39 Minutes West 492.2 feet, thence South 88 deg. 00 Minutes East 679.8 feet to the beginning, containing 3.3 acres, more or less.

Being the same property conveyed to P.L. Stradtner and wife, Irene M. Stradtner, from R.E. Worrell, Clerk of the County Clerk at Nashville, for Davidson County, Tennessee, by County Court Clerk's Deed recorded on April 3, 1968, in Book 4323, Page 219, Register's Office for Davidson County, Tennessee. The said Irene M. Stradtner died on Oct. 15, 2010 **leaving P.L. Stradtner as the sole surviving tenant by the entirety.**

TRACT 2: Vacant Lot known as 0 Greenbrier Road, Joelton, TN 37080 (Map & Parcel 9-22)

A tract of land in the 14th Civil District, Davidson County, Tennessee, described according to a survey made by John W. Burke, Jr., Surveyor, dated September 7, 1968, as follows:

Beginning on the Northwesterly margin of Greenbriar Road, said point being 573.1 feet, Southwesterly from the Southeast corner of the property conveyed to J.L. Armstrong, and wife, of record in Book 3645, Page 361, Register's office for said County. Thence with said road South 55 deg. 47 Minutes West, 180 ft., and South 63 deg. 23 Minutes West, 35 feet , thence North 28 deg. 20 Minutes West, 613.2 feet, thence South 88 deg. 00 Minutes East, 200 feet, thence South 33 deg. 39 Minutes West, 492.2 feet, to the beginning.

Being the same property conveyed to Paul Stradtner and wife, Irene Stradtner, from Ricki Dewayne Gilley and wife, Teodora Gilley, by Warranty Deed recorded on September 27, 1988, in Book 7947, Page 479, Register's Office for Davidson County, Tennessee. The said Irene Stradtner died on Oct. 15, 2010

leaving Paul Stradtner as this sole surviving tenant by the entirety.

The said P.L. Stradtner is one and the same person as Paul L. Stradtner.

This is property with a common address of **7747 Greenbrier Road and 0 Greenbrier Road, Joelton, TN 37080.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year to be paid by Grantees;
(2) Any easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of September, 2012.

Paul Stradtner AKA P.L. Stradtner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Paul Stradtner, AKA P.L. Stradtner, a single man,** with whom I am personally acquainted, or who 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 office this **14th** day of **September 2012.**

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1209-192

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $150,000.00.

Affiant

Subscribed and sworn before me this 14th day of September, 2012.

Notary Public
My Commission Expires: 5-6-2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013