Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120098092 DEEDWARR
Recvd: 12/26/12 08:30 2 pgs
Fees:13.00 Taxes:884.30
20121226-0118214

02-1211-48171

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Affiant

Subscribed and sworn to before me, this 26 day of December, 2012.

Notary Public
My commission expires: 1/19/14

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

Address of New Owner:	Send Tax Bills to:	Tax Information
Ryan James Pfeiffer 1018 W. Greenwood Ave. Nashville TN 37206	Synovus Mortgage Corp. 2204 Lakeshore Dr., Ste 325 Birmingham, AL 35209	083-01-0-073.00

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, Deborah Peters-Thomas and Amy Georgiades and Clara Jacqueline Peters, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ryan James Pfeiffer, 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. 14 and the easterly 5 feet of Lot No. 15, on the Plan of Jones and Bradfords Subdivision, of record in Book 161, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property fronts a total of 55 feet on the southerly side of West Greenwood Avenue and runs back between parallel lines 154.5 feet to an alley on which it measures a total of 55 feet.

Being the same property conveyed to Deborah Peters-Thomas, an unmarried woman and Amy Georgiades, an unmarried woman by deed from Bobby J. Holleman and Carolyn A. Holleman (f.k.a. Carolyn A. Meade), dated July 15, 2009, recorded July 20, 2009, of record in Instrument No. 20090720-0067734, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Deborah Peters-Thomas, and Amy Georgiades and Clara Jacqueline Peters by Quitclaim Deed from Deborah Peters-Thomas, unmarried and Amy Georgiades, unmarried, dated December 9, 2009, recorded December 17, 2009, of record in Instrument No. 20091217-0114702, Register's Office for Davidson County, Tennessee.

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 1018 W. Greenwood Ave., Nashville, TN 37206

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 14th day of December, 2012.

Deborah Peters-Thomas

Amy Georgiades

Clara Jacqueline Peters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah Peters-Thomas and Amy Georgiades, 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 Brentwood, TN, this 14th day of December, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 1/19/14



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clara Jacqueline Peters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of December, 2012.

Notary Public
State of Tennessee at Large

My Commission expires 1/19/14

