BILL GARRETT, Davidson County
Trans:T20130082492 DEEDWARR
Recvd: 09/24/13 10:14 2 pgs
Fees:13.00 Taxes:832.50
20130924-0100236

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on September 20, 2013.

NOTARY PUBLIC

WILL CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Will Caldwell, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26868SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven D. Stone 610 Garfield Street Nashville, TN 37208	F&M Bank 50 Franklin St. Clarksville, TN 37040	081-08-0A-001.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John R. Pfeiffer, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Steven D. Stone, a single person, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 1-A, on the Plan of Garfield North Townhomes, a Horizontal Property Regime, Created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 2006118-0006854, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed Referenced is hereby made to the Plat of Garfield North Townhomes as shown on Exhibit "A: to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to John R. Pfeiffer, by Warranty Deed from InTown Properties, LLC, a Tennessee limited liability company of record as Instrument No. 20060126-0009809, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All Matters set forth in the Master Deed of Garfield North Townhomes, of record as Instrument No. 20060118-0006854, Register's Office for Davidson County, Tennessee and to which reference is hereby made for a more particular as if copied verbatim.
4. Charter of the Garfield North Townhomes Homeowners' Association of record as Instrument No. 20060131-0012149, Register's Office for Davidson County, Tennessee.
5. Plan of record as Exhibit "B" of the Master deed of record as Instrument No. 2006118-0006854, Register's Office.

This property is also known as improved property located at 610 Garfield Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on September 20, 2013.

John R. Pfeiffer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 20, 2013, before me personally appeared John R. Pfeiffer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 20, 2013.

NOTARY PUBLIC

My Commission Expires:

WILL CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE