WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

JOHN C. LEAVELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Y-SP-14-502

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albin M. Pfeifer and Rebecca L. Pfeifer	NEW OWNER	
(NAME)	(NAME)	**146-16-0-049.00**
502 Brentlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ERICA LANE GROCE (f/k/a ERICA LANE VANCE), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALBIN M. PFEIFER AND REBECCA L. PFEIFER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Plan of Brentwood Hall, Section III of record in Plat Book 2133, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica Lane Vance, unmarried by Warranty deed from Charles Scott Ponder and wife, Tracy L. Ponder of record in Instrument No. 20100602-0042499 Register's Office for Davidson County, Tennessee, dated May 28, 2010 and recorded on June 02, 2010. The said Erica Lane Vance having since married is now known as Erica Lane Groce. John Groce joins in this instrument for the purpose of conveying any and all marital interest he may have in said property.

This conveyance is subject to:

- Taxes for the year 2015.
- Plan of record in Plat Book 2133, Page 14, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **502 Brentlawn Drive , Nashville, Tennessee 37220**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140092588 DEEDWARR
Recvd: 12/11/14 08:47 2 pgs
Fees:13.00 Taxes:909.83
20141211-0113326

Witness my/our hand(s) this the 5th DAY OF DECEMBER, 2014.

Erica Lane Groce

John Groce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA LANE GROCE (a/k/a ERICA LANE VANCE) and JOHN GROCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212