THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2015. Notary Public MY COMMISSION EXPIRES: March 6, 2016 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150030477 DEEDWARR
Recvd: 04/22/15 11:56 2 pgs
Fees:13.00 Taxes:1961.00

20150422-0035987

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Pesterfield	NEW OWNER	11706000100 AND
3031 New Nathez Trace		11706000200
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph E. Stoffer, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian S. Pesterfield,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1 (map/parcel 117-06-0-002.00)

Land in Davidson County, Tennessee, being the easterly part of Lot No. 12 , Block 5, on the Plan of A Development of Stokes Trace of record in Plat Book 974, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 12 fronts 100 feet on the westerly side of Natchez Trace and runs back between parallel lines 179 feet on the southerly line and 185.3 feet on the northerly line to the easterly line of the property conveyed to Emma Johnson.

Being the same property conveyed to Joseph E. Stoffer by Quitclaim deed from Dolores A. Stoffer of record in Instrument No. 20051128-0142502 Register's Office for Davidson County, Tennessee, dated August 4, 2005 and recorded on November 28, 2005.

Being the same property conveyed to Joseph E. Stoffer and wife, Dolores A. Stoffer by Warranty deed from Helen B. Jean, unmarried of record in Book 6819, page 988, Register's Office for Davidson County, Tennessee, dated March 28, 1986 and recorded on April 3, 1986.

Tract 2 (map/parcel 117-06-0-001.00)

Land in Davidson County, Tennessee, being P/O Lot No. 12 on the Plan of A Development of Stokes Trace of record in Plat Book 974, Page 24, 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 certain property located on New Natchez Trace, being part of lot No. 12, Stoke Tract, Block 5, 100 x 11 X IR in size, Field Book 5414, page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joe Stoffer by Quitclaim deed from Dolores Stoffer of record in Instrument No. 20090528-0048934 Register's Office for Davidson County, Tennessee, dated May 14, 2009 and recorded on May 28, 2009.

Being the same property conveyed to Joe Stoffer and Dolores Stoffer by Quitclaim deed from Metropolitan Government of Nashville and Davidson County of record in Book 10404, page 637, Register's Office for Davidson County, Tennessee, dated March 25, 1997 and recorded on April 3, 1997.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3031 New Nathez Trace & Vacant Lot, Nashville, TN 37215.**

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, 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 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 hands this the 20th day of April, 2015.

Joseph E. Stoffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph E. Stoffer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 20 day of April, 2015.

My Commission expires: March 8, 2016

Notary Public

