BOK 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $58,000.00.

April R. Bradley
Affiant

Subscribed and sworn to me on April 22, 2015.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Will Caldwell
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28445SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dennis Mangan and wife, Delphine Mangan 2444 Copperfield Drive Santa Rosa, CA 95401	SANE AS NEW OWNERS	056-00-0-058

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Robert Pfeiffer, an unmarried person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Dennis Mangan and wife, Delphine Mangan, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin in the southerly margin of Pecan Valley Road, said pin being South 43 degrees 07 minutes 28 seconds West 534.22 feet from the northwest corner of the property conveyed to J. Frank Baker and wife, deed of record in Book 3835, page 267 of the Register's Office for Davidson County Tennessee; Thence South 14 degrees 59 minutes 42 seconds East 975.18 feet to an iron pin; Thence South 48 degrees 31 minutes 00 seconds West, 150.0 feet to an iron pin; Thence, South 63 degrees 39 minutes 26 seconds West, 76.63 feet to an iron pin; Thence North 19 degrees 03 minutes 07 seconds West, 866.89 feet to an iron pin in the southerly margin of Pecan Valley Road; Thence with the southerly margin of Pecan Valley Road, North 38 degrees 26 minutes 08 seconds East, 250.00 feet to an iron pin; Thence North 43 degrees 07 minutes 28 seconds East, 82.36 feet to the point of beginning, containing 5.22 acres more or less.

Being the same property conveyed to John Robert Pfeiffer by Warranty Deed from Vickie L. Woelk, married of record as Instrument No. 20080403-0033614, Register's Office for Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans: T20150030903 DEEDWARR
Recvd: 04/23/15 14:18 2 pgs
Fees: 13.00 Taxes: 214.60
20150423-0036527

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as unimproved property located at 4410 Pecan Valley Road, Nashville, TN 37218.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 22nd day of April, 2015.

~~John~~ Robert Pfeiffer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 22, 2015, before me personally appeared John Robert 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 April 22, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE