This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $205,900.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2015.

Notary Public
My commission expires:

ASHLEY JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

BILL GARRETT, Davidson County
Trans:T20150042877 DEEDWARR
Recvd: 06/02/15 11:13 2 pgs
Fees:13.00 Taxes:761.83
20150602-0051039

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anna Maggard 1356 Crown Point Pl Nashville, TN 37207	First Bank 318 Seaboard Lane, Ste. 205 Franklin, TN 37067	161-06-0A-195.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NICHOLAS F. PELZ, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANNA MAGGARD, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit 195 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709- 0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nicholas F. Pelz, an unmarried man by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20110427-0032245 Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 27, 2011.(Value of consideration shown in aforementioned deed $160,500.00.)Being also known as 1356 Crown Point Pl Nashville, TN 37207.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1356 Crown Point Pl, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 29th day of May, 2015.

Nicholas F. Pelz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicholas F. Pelz, 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 and official seal this 29th day of May, 2015.

My commission expires:
1/15/18

Notary Public

