WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

R-BR-15-12872

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)
Brandon Michael	**New Owner**	
(NAME)	(NAME)	**175-140.00**
12872 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **GEOFFREY PFEIFER AND DONNA G. WILSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON MICHAEL,** 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:

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, West of Old Hickory Boulevard, and Northeast of Interstate Highway 24, described as Division No. 4, as shown on an unrecorded survey identified as "Property Plat of Lucian Burkitt Lands" as prepared by Michael V. Stump & Associates, dated December 5, 1974, and more particularly described as follows:

Beginning at an iron pin in the Easterly boundary line of the Lucian Burkitt Lands, being the Southeast corner of Division No. 1 and the Northeast corner of Division No. 4, as shown on said unrecorded survey; thence with the boundary line between Division No. 1 and Division No. 4 as shown on said unrecorded survey, North 87 degrees 47' 47" West 544.82 feet to a point, being the Northwest corner of Division 4 as shown on said unrecorded survey; thence South 06 degrees 53' 15" West 400.00 feet to a point, being the Southwest corner of Division No. 4 and the Northwest corner of Lot No. 14, Division No. 2, as shown on said unrecorded survey; thence with the boundary line between Division No. 4 and Lot No. 14, Division No. 2, as shown on said unrecorded survey, South 87 degrees 47' 47" East 544.47 feet to a point in the Easterly boundary line of the Lucian Burkitt Lands, being the Southeast corner of Division No. 4, as shown on said unrecorded survey; thence with the Easterly boundary of the Lucian Burkitt Lands as shown on said unrecorded survey, North 06 degrees 53' 15" East 400.00 feet to the point of beginning, containing 4.99 acres, more or less.

Being the same property conveyed to Geoffrey Pfeifer, unmarried, and Donna G. Wilson, unmarried, as joint Tenants with Right of Survivorship by Quitclaim Deed from Donna G. Wilson, unmarried, recorded on the 24th day of November, 2014 in Instrument No. 20141124-0108331, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **12872 Old Hickory Boulevard, Antioch, Tennessee 37013**.

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:T20150048349 DEEDWARR
Recvd: 06/17/15 15:19 2 pgs
Fees:13.00 Taxes:925.00
20150617-0057883

Witness my/our hand(s) this the 15th DAY OF JUNE, 2015.

Geoffrey Pfeifer

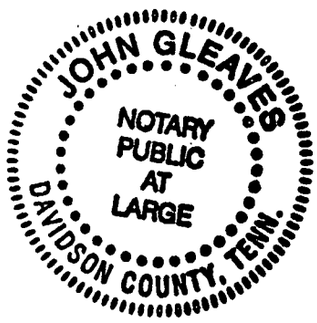
Donna G. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEOFFREY PFEIFER, 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 15th of June, 2015.

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

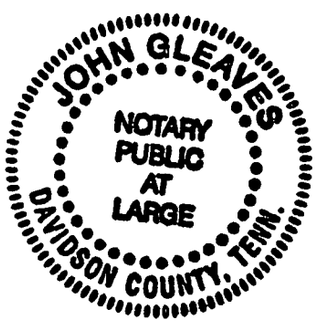


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA G. WILSON, 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 15th of June, 2015.

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



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