Prepared by:
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Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 15060065

LEWIS BRONER McCOY ATTORNEY AT LAW STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Kara Krantz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF July, 2015.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
John Robert Pfeiffer
5722 Old Hickory Boulevard
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
045-004.00

BILL GARRETT, Davidson County
Trans:T20150056548 DEEDWARR
Recvd: 07/13/15 12:59 2 pgs
Fees:13.00 Taxes:368.15
20150713-0067971

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marie C. Fox and Greg Witenbarger,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **John Robert Pfeiffer,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Property located in the 1ST Councilmanic District of Davidson County, Tennessee, and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 9-13-11, as follows:

Beginning at an existing iron rod in the South margin of Little Marrowbone Road and being the common corner of Mark Stanford Roberson (Instr: 200704050041228); Thence with said Roberson South 25 degrees 51 minutes 00 seconds East, a distance of 389.58 feet to an existing iron rod in the North line of David M. Smythe (Book 10932, Page 231); Thence with said Smythe South 85 degrees 31 minutes 08 seconds West, passing another corner to David M. Smythe (Instr: 200109070097539) at 159.51 feet and continuing for a total distance of 357.36 feet; Thence continuing with said Smythe, North 67 degrees 01 minutes 23 seconds West, passing a 14 inch walnut tree on the North bank of Little Marrowbone Creek at a distance of 30 feet, more or less, and continuing a total distance of 200.71 feet to a large stone; Thence North 87 degrees 56 minutes 18 seconds West, a distance of 68.46 feet to a set iron rod on the South margin of Little Marrowbone Creek Road; Thence with said margin, North 55 degrees 53 minutes 51 seconds East, a distance of 530.92 feet to an existing iron rod which is the point of beginning, having an area of 117825 square feet, 2.70 acres.

Included with this conveyance is the 1985 MAUR manufactured home, VIN TNMS0133A/B, same having been permanently affixed to above real property and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138 on October 19, 2011.

Being the same property conveyed to Marie C. Fox by Warranty Deed from Louada Tant dated 09/15/11 and recorded on 09/16/11 in Instrument No. 20110916-0072002 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Marie C. Fox and Gregory A. Witenbarger, as joint tenants with right of survivorship it being intended at the time of death of either, that the entire fee vest in the survivor, by Quitclaim Deed from Marie C. Fox dated 07/12/13 and recorded on 07/17/13 in Instrument No. 20130717-0073640 Register's Office for Davidson County, Tennessee.

This is improved property generally located:
5095 Little Marrowbone Road, Ashland City, TN 37015

SUBJECT TO THE FOLLOWING:

1. 2015 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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 his heirs and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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.

IN WITNESS WHEREOF, **Marie C. Fox and Greg Witenbarger** have caused this instrument to be executed, this the 9 day of July, 2015.

Marie C. Fox

Marie C. Fox

Greg Witenbarger

Greg Witenbarger

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Marie C. Fox and Greg Witenbarger,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 9 day of July, 2015.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY