1/ GSRM: Bailey

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150065169 DEEDWARR
Recvd: 08/06/15 09:17 2 pgs
Fees:13.00 Taxes:1905.50
20150806-0078264

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David B. Scharf and wife, Tonya W. Scharf**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda Klopf and Ryan Petersen, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 3 of Block 3 of the Partial Plan of the Property of The East Addition Real Estate Company, also known as D.H. Bailey Subdivision of Part of the Andrew Allison Home Place in East Nashville, of record in Plat Book 161, Page 73, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 3 fronts 50 feet on the northerly side of Forrest Avenue and extends back northerly between parallel lines, 160 feet to an alley in the rear.

Being the same property conveyed to David B. Scharf and wife, Tonya W. Scharf by Warranty Deed from Curtis D. Weldy, an unmarried man dated September 16, 2004 of record as Instrument No. 20040930-0117796 and Quitclaim Deed of record as Instrument No. 20080411-0037041, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1211 Forrest Avenue, Nashville, TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 4th day of August, 2015.

David B. Scharf

Tonya W. Scharf

State of Tennessee)
County of Davidson)

On this 4th day of August, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David B. Scharf and Tonya W. Scharf, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 515,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of August, 2015.

Notary Public

My Commission Expires: 5-8-17

NEW OWNER:
Amanda Klopf and Ryan Petersen
1211 Forrest Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
83-9-098.00