WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150090003 DEEDWARR
Recvd: 10/22/15 09:34 2 pgs
Fees: 13.00 Taxes: 971.25

20151022-0107449

B-SISCO-15-0804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Elizabeth C. Pfeiffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Charles Bartholomew Pfeiffer and Elizabeth C. Pfeiffer		
(NAME) **804 N Woodstone Lane**	FRANKLIN SYNERGY BANK 722 COLUMBIA AVENUE FRANKLIN, TN 37064	**172-03-0-A-092.00CO**
(ADDRESS) **Nashville, TN 37211**		
(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 **MICHAEL S. REMPLE AND LEIGH REMPLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES BARTHOLOMEW PFEIFFER AND ELIZABETH C. PFEIFFER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Pages 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael S. Remple by Quitclaim Deed from Fiona Remple, unmarried, of record in Instrument No. 20100715-0055385, Register's Office for Davidson County, Tennessee, dated July 9, 2010 and recorded on July 15, 2010.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- All matters shown on the Plan of record in Book 6900, pages 498 & 499, Register's Office for Davidson County, Tennessee.
- PUD Boundary in Book 6900, page 497, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109, amended in Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390 and Book 8634, page 224 and Book 8643, page 675 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of HOA of record in Book 7334, page 149 and Book 7408, page 289, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 8454, page 246, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to HOA in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
- Stormwater Agreement in Book 7336, page 3, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement in Book 8541, page 225, Book 8541, page 230, and Book 8541, page 235,Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- NOTE: An ALTA 9 Endorsement will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 N Woodstone Lane , Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 12th DAY OF OCTOBER, 2015.

Michael S. Remple

Leigh Remple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL S. REMPLE, 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 12th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEIGH REMPLE, 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 12th of October, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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