

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 275,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2015.

Jasmine D. Cockrell
Notary Public

My commission expires: 09-10-18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Pamela C. Howell **William H. Howell**	**Pamela C. Howell** **William H. Howell**	**109010A03000CO**
3917 Lakeridge Run	**3917 Lakeridge Run**	
Nashville, TN 37214	**Nashville, TN 37214**	

BILL GARRETT, Davidson County
Trans:T20150106940 DEEDWARR
Recvd: 12/18/15 11:08 2 pgs
Fees:13.00 Taxes:1017.50
20151218-0127345

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Steven J. Pflueger, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Pamela C. Howell and William H. Howell, With rights of survivorship and not as tenants in common.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 38 of Lakeridge Subdivision, Phase 2, as shown by plat of record in Plat Book 9700, Page 114, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Steven J. Pfleuger from Dana L. Batey, formerly Dana L. Pflueger, by Quitclaim Deed dated May 31, 2011 and of record in Instrument No. 20110531-0041409, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3917 Lakeridge Run, Nashville, TN 37214.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 17th day of December, 2015.

Steven J. Pflueger

Steven J. Pflueger

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Steven J. Pflueger, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2015.

Notary Public

My Commission Expires: 8/18/18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County