File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115775** BILL GARRETT, Davidson County Trans:T20160015240 DEEDWARR Recvd: 02/24/16 14:02 2 pgs Fees:13.00 Taxes:3466.90 20160224-0017652	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $937,000.00 Affiant Subscribed and sworn to before me, this 16th day of February, 2016. Notary Public My Commission Expires: DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Jerry L. Pfister and Cynthia J. Pfister 1012 GREENWICH PARK Nashville TN 37215-2415	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-13-B-167.00 CO

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 of which is hereby acknowledged, **Jane Marie Sanford and Michael David Sanford, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerry L. Pfister and wife, Cynthia J. Pfister**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1013, ABBOTTSFORD, PHASE 2, REVISED, a Planned Unit Development, as shown on plat of record in Instrument No. 20010502-0044874, Revised at Instrument No. 20020305-0027572, Corrected at Instrument No, 20020828-0104512, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jane Marie Sanford and Michael David Sanford, wife and husband by Warranty Deed from Georgianna Russell and husband, Eric Youngquist, recorded on the 8th day of June, 2007 in Instrument No. 20070608-0069088, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBOTTSFORD, PHASE 2, REVISION 1, as recorded in Instrument No. 20010502-0044874, revised at Instrument No. 20020305-0027572, corrected at Instrument No. 20020828-0104512.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, Instrument Nos. 20010330-0030930, 20010502-0045152,

20131218-0127945 and 20131218-0127946, rerecorded at Instrument Nos. 20010514-0049648, 20131218-0127945 and 20150511-0042928.

Terms and provisions of By-Laws of Abbottsford Homeowners' Association, Inc. recorded in Book 8106, Page 29, Book 8627, Page 254, Book 9381, Page 876 and Instrument Nos. 20131218-0127949.

Parking Rules recorded at Instrument No. 20140307-0019563.

Leasing Rules recorded at Instrument No. 20140408-0029142.

Charter on Abbottsford Homeowners Association, Inc. of record in Book 6548, Page 213.

Easement for Underground Utility, recorded in Book 8643, Page 272.

Easement for Gas Service Line or Fuel Line, recorded in Book 7272, Page 746.

Easement recorded in Book 9421, Page 147, Book 5128, Page 953, Book 1037, Page 572 and Book 1286, Page 690.

Conveyance of Common Area in favor of Abbottsford Homeowners Association, Inc. recorded at Instrument No. 20041214-0148658.

Stormwater Detention Agreement as set forth in instrument recorded in Book 6555, Page 328 and Instrument No. 20010425-0040838.

Metropolitan Ordinances BL2000-545 and BL2000-546 of record in Minute Book 61, Page 295 in the Office of the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, which change the Zoning from R20 to R10.

This is improved property located at 1012 GREENWICH PARK Nashville TN 37215-2415

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2016.

Jane Marie Sanford

Michael David Sanford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jane Marie Sanford and Michael David Sanford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018