Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $324,000.00

Affiant

Subscribed and sworn to before me, this 6th day of July, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KIROUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20160059403 DEEDWARR
Recvd: 07/12/16 11:20 2 pgs
Fees: 13.00 Taxes: 1198.80
20160712-0071243

Address of New Owner:	Send Tax Bills to:	Tax Information
Megan Pfeffer 664 Harding Place Nashville, TN 37211-4445	New Owner	147-01-0-062.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Poppyseed Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Megan Pfeffer, a single woman, and Peggy K. Amram-Pfeffer, a single woman, as joint tenants,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 481 on the Plan of Section Six, Caldwell Hall of record in Plat Book 2900, Page 148, 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 Donald Woody and wife, Dorothy P. Woody by Warranty Deed from The Kennedy Corp. of record in Book 3429, page 76, Register's Office for Davidson County, Tennessee, dated August 08, 1962 and recorded on August 14, 1962. The said Donald Woody died on July 19, 2009, leaving his wife, Dorothy P. Woody, as the surviving tenant by the entirety. The said Dorothy P. Woody died on May 19, 2010, and by her Last Will and Testament filed under Case No. 11P-1105 in the Probate Court for Davidson County, Tennessee, devised the subject property to her children, Donald Dwayne Woody and Phyllis Marie Evans.

Being the same property conveyed to Poppyseed Properties, LLC, a Tennessee limited liability company by Warranty Deed from Trey Cain Trustee of The 664 Harding Place Trust, of record in Instrument No. 20151102-0110972, Register's Office for Davidson County, Tennessee, dated October 19, 2015 and recorded on November 02, 2015.

This property is improved property known as **664 Harding Place, Nashville, TN, 37211-4445.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 2900, Page 148; (3) Restrictions of record in Book 1788, Page 108 and Book 3221, Page 6, amended in Book 3251, Page 543, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All of record in the Register's Office for Davidson County, Tennessee,

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 6th day of July, 2016.

Poppyseed Properties, LLC, a Tennessee limited liability company

By: _____
Zachary H. Atchely
Its: Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Poppyseed Properties, LLC, a Tennessee limited liability company** the bargainor(s), 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.

Witness my hand and official seal at this the 6th day of July, 2016.

Erin Kirouac
Notary Public

My Commission expires: 8-5-18

FILE NO: 2016064500

ERIN KIROUAC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

ERIN KIROUAC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF