This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $285,000.00; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20161657	Affiant Sworn to and subscribed before me this 16th day of November, 2016. Notary Public My Commission Expires: 3-10-19
After Recording Return To The Above.	

MANDY TERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/16 10:59 3 pgs
Fees:18.00 Taxes:1054.50
20161118-0121854

THIS INDENTURE, made this 16th day of November, 2016, among:

GLORIA F. PFEIFFER A/K/A

GLORIA FRANCIS PFEIFFER, UNMARRIED,

by and through its duly appointed attorney-in-fact, **JOHN VOWELL**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NEIL THORSBAKKEN AND ANDREA THORSBAKKEN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being Lot No. 73 on the Plan of Phase One, VILLAGES OF BRENTWOOD, of record in Plat Book 5200, Page 613, 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 Gloria Francis Pfeiffer, single by Quit Claim Deed from Louis DeNoto, single of record in Book 10528, page 235, Register's Office for Davidson County, Tennessee, dated July 14, 1997 and recorded on July 14, 1997 and Re-recorded on October 01, 2001, record in Instrument No. 20011001-0105755. (Value or consideration shown in aforementioned deed $10.00.) Being also known as 5269 Village Way Nashville, Tennessee 372116240.

FURTHER being the same property conveyed to Louis DeNoto and wife, Gloria Pfieffer DeNoto, by Warranty Deed dated November 19, 1986, of record in Book 7046, Page 98, in the Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in **INST. NO.** 20161118-0121853 in the aforementioned Registers Office.

_____ **by** _____, **Attorney-in-Fact**

Gloria F. Pfeiffer
A/K/A Gloria Francis Pfeiffer
By: *JOHN VOWELL*
Its: *Attorney-in-Fact*

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***John Vowell,*** the within named bargainor(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, and who further acknowledged that such person is the attorney-in-fact of ***Gloria F. Pfeiffer A/K/A Gloria Francis Pfeiffer,*** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 16 day of November, 2016.

Notary Public
My Commission Expires: 7/6/19

Notary Public Seal: Jacqueline M. Daugherty — State of Tennessee — Notary Public — Knox County

Owner Name & Property Address:

Neil Thorsbakken and Andrea Thorsbakken
5269 Village Way
Nashville, TN 37211-6240

Tax ID: 161-10-0A-054.00-CO

Responsible Party For Taxes:

Bank of America, N.A.
101 South Tryon Street
Charlotte, NC 28255

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

