WARRANTY DEED

ALYSSA RAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. TE0002440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Pedde	NEW OWNER	131-04-0-199.00
(NAME)	(NAME)	
1123 Glenwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Treemont Properties, LLC,** a Tennessee Limited Liability Company HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Pedde, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 50 on the Map of M.N. Young's Park View Subdivision, of record in Book 547, Page 173, Register's Office for said County.

Said Lot No. 50 fronts 100 feet on the South side of Glenwood Avenue and runs back between lines, 164.5 feet to the East line and 162 feet on the West line, to a dead line in the rear on which it measures 100 feet, more or less.

Being the same property conveyed to Treemont Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from James Howard Pfeffer and Laura Ann Pfeffer, husband and wife, recorded on the 6th day of September, 2016 at Instrument No. 20160906-0093519, Register's Office of Davidson County, Tennessee.

Being also the same property conveyed to James Howard Pfeffer and Laura Ann Pfeffer, husband and wife, by Deed from Shaffer Home Services, LLC, a Tennessee limited liability company, dated 1/28/08, recorded 1/30/08, and appearing of record in Instrument No. 20080130-0009611, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; and (2) taxes for 2016 which have been pro-rated and paid at closing.

unimproved ☐
This is improved ☒ property, known as 1123 Glenwood Ave, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 12/02/16 12:15 3 pgs
Fees:18.00 Taxes:2164.50
20161202-0126688

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 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 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 hand this 30th day of November, 2016.

Treemont Properties, LLC

By: James Pfeffer, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared James Pfeffer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Treemont Properties, LLC, a Tennessee LLC, the within named bargainor, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Sole Member.

Witness my hand this 30th day of November, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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)

