BILL GARRETT, Davidson County
Trans:T20170010711 DEEDWARR
Recvd: 02/06/17 10:01 2 pgs
Fees:13.00 Taxes:1513.30
20170206-0012168

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $409,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2017.

Notary Public
My Commission Expires: 2/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rodney E. Snow IV Rachel C. Rome 203 Hillwood Avenue Nashville, TN 37205	NEW OWNER	118060D07600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew R. Pfeiffer, married**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rodney E. Snow IV and Rachel C. Rome, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit 76, Gale Park Single Family Homes, a Condominium, as described in declaration of record in Instrument Nos. 20110224-0015356, amended in Instrument No. 20110311-0019705; Instrument No. 20120508-0039773; Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew R. Pfeiffer, a single man by Warranty Deed from Gale Park, LLC, recorded on the 8th day of November, 2012 in Instrument No. 20121108-0103407, in the Register's Office of Davidson County, Tennessee.

Matthew R. Pfeiffer has since married. This property is not a marital residence of the Grantors spouse and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: **202 Copley Lane, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M175873

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. Whenever used, the singular number 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 2nd day of February, 2017.

X _____
Matthew R. Pfeiffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew R. Pfeiffer**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of February, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public
My Commission expires: 2/25/20