Record 1st

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

BILL GARRETT, Davidson County
Trans:T20170052987 DEEDWARR
Recvd: 06/21/17 09:12 3 pgs
Fees:17.00 Taxes:0.00
20170621-0062260

New Owner:	**Send Tax Bill:**	**Map/Parcel**
THOMAS DOERFLER AMY W. DOERFLER 1207 2nd Avenue South Nashville, TN 37210	SAME	105-3-250.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Amber Fields
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

Sworn to and subscribed before me this May 19, 2017.

Notary Public

My Commission Expires:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, THOMAS DOERFLER, for the sole and exclusive purpose of creating tenants by the entireties, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, and, to THOMAS DOERFLER and AMY W. DOERFLER, Husband and Wife.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

WITNESS MY HAND this May 19, 2017.

By: _____
THOMAS DOERFLER

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 THOMAS DOERFLER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this May 19, 2017.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 30, 2021

My Commission Expires: _____

Exhibit A

Property Description

Said property is described to wit:

PART OF LOT NO. 22 ON THE PLAN OF JOHN NELSON'S ADDITION, AS OF RECORD IN BOOK 2, PAGE 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WESTERLY MARGIN OF SECOND AVENUE, SOUTH, AT A POINT 102 FEET, MORE OR LESS, SOUTH OF THE SOUTHERLY MARGIN OF CHESTNUT STREET, SAID POINT BEING THE SOUTHEAST CORNERS OF WHAT WAS FORMERLY THE BRYANT LOT; THENCE SOUTHWARDLY 40 FEET TO THE NORTHEAST CORNER OF THE MAHONEY LOT; THENCE WITH SAID MAHONEY'S NORTHEASTERLY LINE, WESTWARDLY 130 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, NORTHWARDLY 40 FEET TO THE SOUTHWEST CORNER OF SAID BRYANT PROPERTY; THENCE WITH SAID BRYANT'S SOUTHERLY LINE, EASTWARDLY 130 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Being the same property conveyed to THOMAS DOERFLER, A SINGLE MAN, by Warranty Deed of record from RANDALL L. CRAFT, MARRIED, in Instrument No. 20130701-0067370, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 182 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1207 2nd Avenue South, Nashville, TN 37210.