BILL GARRETT, Davidson County
Trans:T20170063152 DEEDWARR
Recvd: 07/24/17 11:19 2 pgs
Fees:13.00 Taxes:3145.00
20170724-0074505

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nathan L. Martin
2308 10th Avenue South
Nashville, TN 37204

SEND TAX BILL TO:
Legends Bank
310 N. First St.
Clarksville, TN 37040

MAP/PARCEL 105-13-379.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew R. Pfeiffer and Whitney West Pfeiffer, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Nathan L. Martin, unmarried, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of an unnumbered lot marked "Jacob Schmodt" on the plan of the W. L. B. Lawrence property, of record in Book 21, Page 148, Register's Office for said County, and also shown on the plan of Jacob Schmidt Heirs' Land, of record in Book 547, Page 120, said Register's Office and described as follows:

Beginning at a point on the Easterly margin of 10th Avenue, South as widened, 150 feet North of the Northeast corner of said Avenue and Caruthers Avenue, being the Northwest corner of the property conveyed to Annie Shaw Bennett by deed from Prudential Insurance Company of America, of record in Book 998, Page 290, said Register's Office;

thence along Bennett's Northerly line, Easterly 136 feet, more or less, to a point;

thence Northerly 50 feet to a point;

thence Westerly and parallel to the first line, 136 feet, more or less, to the Easterly margin of 10th Avenue South;

thence with the margin of the same Southerly 50 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Matthew R. Pfeiffer, a married person to Matthew R. Pfeiffer and wife, Whitney West Pfeiffer as recorded on the 5th day of February, 2016 in Instrument No. 20160205-0011282, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **2308 10th Avenue South, Nashville, Tennessee 37204**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements,

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 21st day of July, 2017.

WITNESS MY HAND on this the 21st day of July, 2017

Matthew R. Pfeiffer

Whitney West Pfeiffer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Matthew R. Pfeiffer and Whitney West Pfeiffer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21 day of July, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $850,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 170409