WARRANTY DEED

Karen Johnson Davidson County
Batch# 213601 DEEDWARR
04/03/2019 02:31:19 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20190403-0030403

File No. DH0005098

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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
Mollie Murphree, Laura Benold	New Owner	071-12-0-354.00
(NAME)	(NAME)	
2505 Eastland Ave		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37206		
(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, **David A. Peiffer and Rachel L. Peiffer, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mollie Murphree** and **Laura Benold, as tenants in common with rights of survivorship,** 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:

Being Lot No. 2 on the Resubdivision Plat Lot No. 2 on the Map of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as shown on plat of record in Instrument No. 20170918-0095162, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David A. Peiffer and Rachel L. Peiffer, husband and wife, by Warranty Deed from SCKC, LLC, of record in Instrument No. 20150602-0051315, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 2, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been ; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is ☐ property, known as 711 CHEROKEE AVE, NASHVILLE, TN 37207
improved

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

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-BR-19-711

Witness my hand this 29th day of March, 2019.

David A. Peiffer

Rachel L. Peiffer by David A. Peiffer as Attorney-in-Fact
Rachel L. Peiffer, by David A. Peiffer,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David A. Peiffer the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 29th day of March, 2019.

Notary Public

My commission expires:

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and states that as of the date of execution of the Instrument herein: (1) the document to which this Affidavit is attached is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown, (2) that this execution is proper and within the scope of the Power of Attorney referenced in this Instrument, and (3) that pursuant to the terms and provisions of T.C.A §34-6-105(c) of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of this Instrument and other Instruments related to this transaction, Affiant had no knowledge or notice of the termination of the Power of Attorney, either by revocation or by the principal's death.

D Hardwick
D Hardwick, Affiant

WITNESS my hand and seal this 29th day of March, 2019.

Notary Public
My Commission Expire: _____

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared David A. Peiffer, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Rachel L. Peiffer, and who acknowledged that he/she executed the same as the free act and deed of the said Rachel L. Peiffer, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office.

Witness my hand and official seal this 29 day of March, 2019.

Notary Public
My Commission Expire: _____

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206