BOX 2

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$168,500.00**

Victoria R Loose by Matt Pullen, attorney in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2003.

Notary Public

MY COMMISSION EXPIRES: 2/6/07
(AFFIX SEAL)

PATRICIA D. PEARIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/14/03 11:19 2pgs
Fees:13.00 Taxes:623.45

20030814-0116920

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Pierce	Curtis Pierce	83-6-43
(NAME)	(NAME)	
811 N. 16th Street	811 N 16th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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/WE,

Victoria R. Loose , Unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Curtis Pierce, II

HEREINAFTER CALLED THE GRANTEE(S), 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. 5 and part of Lot No. 4 on the Plan of Second Subdivision of Weakley Home Tract, as of record in Plat Book 547, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Deborah G. Harvey to Victoria R. Loose by deed dated and filed for record in Instrument number 200010040098480, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien but not yet due and payable.

2002 County taxes have been paid in the amount of $1,630.48.

Any and all matters as shown on the plan of record in Plat Book 547, page 12, Register's Office for Davidson County, Tennessee.

All easements, restrictions, and all other matters of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 811 N 16th Street, Nashville, TN
(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.

Witness my hand this 22nd day of July, 2003.

Victoria R. Loose by Matt Pulley, attorney in fact
Victoria R. Loose

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matt Pulley with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-In-Fact, being authorized to do so, executed the within instrument for the purposes contained therein contained by signing the name of Victoria R. Loose, the within named bargainor(s) by the said Matt Pulley, as such Attorney-in-Fact.

Witness my hand and official seal at office this 22nd day of July, 2003.

Commission expires: 2/6/07

Notary Public

PATRICIA D. PHARRIS
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.