# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/04 15:18 2 pgs
Fees:13.00 Taxes:536.29
**20040929-0117346**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,944.00

Barbara Gardner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF SEPTEMBER, 2004

Rosemary P. Smithson
Notary Public

MY COMMISSION EXPIRES: 8-11-

(AFFIX SEAL)

ROSEMARY P. SMITHSON NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald Fay Pierce Jr. | SunTrust Mortgage, Inc. | 73-3-73 |
| (NAME) | (NAME) | |
| 2513 Western Hills Drive | 201 4th Ave North / 7th Floor | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN 37215 | |
| (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, WE, Thomas W. Rima and wife, Courtney P. Rima, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Fay Pierce Jr. and wife, Stacie V. Pierce, 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 Lot No. 14 on the Plan of Sutherland Heights, Section 1, of record in Plat Book 2663, Page 18, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Thomas W. Rima, unmarried, by Warranty Deed dated January 28, 1997, from Jeffrey D. Lloyd and Michelle L. Lloyd, husband and wife, of record in Book 10341, Page 959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Thomas W. Rima and Courtney P. Rima by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2513 Western Hills Drive, Nashville, TN 37214

(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 our hands this 28th day of September, 2004.

Thomas W. Rima by

Thomas W. Rima by Terry DeSelms as Attorney-in-Fact

Courtney P. Rima by

Courtney P. Rima by Terry DeSelms as Attorney-in-Fact

20040929-0117345

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of September, 2004, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Thomas W. Rima and Courtney P. Rima, and acknowledged that he executed the same as the free act and deed of the said Thomas W. Rima and Courtney P. Rima, through Power of Attorney granted Terry DeSelms by the said Thomas W. Rima and Courtney P. Rima.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2004.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.