Box D-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/05 10:49 2 pgs
Fees:13.00 Taxes:619.75

20050128-0010500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Deborah J Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-22-2007
(AFFIX SEAL)

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
Cary Michael Pierce	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	172-12A-163.00
(NAME)	(NAME)	
304 Burgandy Hill Trail	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Irving, TX 75063	
(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, Mark G. Townsend, Unmarried, and Grady M. Townsend and wife, Bonnie L. Townsend, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cary Michael Pierce, Unmarried, 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. 65 on the Plan of Section Nine, Bradford Hills, of record in Plat Book 7900, Page 6, as amended in Book 7900, Page 414, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark G. Townsend, unmarried and Grady M. Townsend, married, by Warranty Deed dated November 8, 1993, from Thomas L. White, Sr. and wife, Bonnie White, of record in Book 9235, Page 198, Register's Office for Davidson County, Tennessee.

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

Bonnie L. Townsend joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Mark G. Townsend by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050128-0010496 in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Grady M. Townsend and Bonnie L. Townsend by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20050128-0010499, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 304 Burgandy Hill Trail, Nashville, TN 37076

(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 27th day of January, 2005.

Bonnie L. Townsend by

Bonnie L. Townsend
By: Terry DeSelms as Attorney-in-Fact

Mark G. Townsend by

Mark G. Townsend
By: Terry DeSelms as Attorney-in-Fact

Grady M. Townsend by

Grady M. Townsend
By: Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of January, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Mark G. Townsend, Grady M. Townsend, and Bonnie L. Townsend, and acknowledged that he executed the same as the free act and deed of the said Mark G. Townsend, Grady M. Townsend, and Bonnie L. Townsend, through Power of Attorney granted Terry DeSelms by the said Mark G. Townsend, Grady M. Townsend, and Bonnie L. Townsend.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2005.

Commission expires: November 22, 2008

Deborah K. Devine

Deborah K. Devine Notary Public

