WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,600.00

Julie Coons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2005.

Notary Public
My Commission Expires

Brenda G. Johnson
Notary Public

MY COMMISSION EXPIRES: 3/10/07
(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
David H. Arnholter	Country Wide HOme Loans	128-9B-7
(NAME) 7749 Indian Springs Drive	(NAME) 1800 Tapo Canyon, MSN SV79	
(ADDRESS) Nashvillle, TN 37205	(ADDRESS) Simi Valley, CA 93063-6712	
(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, Gerald L. Pierce, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Arnholter, 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 Building Site No. 3A on the Plan of the Revision of Building Site 3, Sycamore Glen, as of record in Book 6250, Page 457, formerly known as Building Site No. 3 on the Plan of Sycamore Glen, as of record in Book 5200, Page 102, Register's Office for said County, together with the appurtenant undivided interest in the property marked, Common Area, on said Plan.

Being the same property conveyed to Gerald L. Pierce, by QuitClaim Deed dated October 17, 1995, from Tracy L. Pierce, as of record in Book 9875, Page 434, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Gerald L. Pierce and Tracy L. A. Pierce by Warranty Deed dated October 24, 1986, from William W. Coleman, III, D/B/A Wesley Construction Company, as of record in Book 7020, Page 513, said Register's Office.

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

Roxanna S. Pierce, 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.

unimproved ☐

This is improved ☒ property, known as 7749 Indian Springs Drive, Nashville, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 09/20/05 11:21 2 pgs
Fees:13.00 Taxes:1012.32
20050920-0112924

Witness my hand this 16th day of September, 2005.

Gerald L. Pierce

Roxanna S. Pierce

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald L. Pierce and Roxanna S. Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006