WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/07 12:11 2 pgs
Fees:13.00 Taxes:1187.70
20070103-0001106

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$321,000.00**

Courtney Dotson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th **DAY OF DECEMBER, 2006.**

Rosemary P. Smithson
Notary Public

MY COMMISSION EXPIRES: 8/11/07
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Justus	HSBC Mortgage Corporation	**83-5-223**
(NAME)	(NAME)	
1111 Calvin Avenue	2929 Waldon Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Depew, NY 14043	
(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, **Brian D. Kierce, and wife Megan Kierce**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Justus and Jennifer C. Justus, husband and wife**, 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:

Being Lot No. 6 on the Map of F.O. Beasley's Addition to East Nashville as of record in Book 57, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50.0 feet on the north side of Calvin Avenue and runs back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to Brian D. Kierce and wife, Megan Kierce by deed from Dean B. Mazzanti and wife, Barbara L. Mazzanti of record in Instrument No. 20050705-0076787, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1111 Calvin Avenue, Nashville, TN 37206**

(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 12 **day of** December, **2006**.

Brian D. Kierce

Megan Kierce

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Brian D. Kierce, and wife Megan Kierce** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 29 **day of** December, **2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Justin Tatum Notary Public