Box 8

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/08 14:11 2 pgs
Fees:13.00 Taxes:3037.70

20080115-0004587

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $821,000.00

Deborah Kay Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2008.

Deborah H Bain
Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

DEBORAH H. BAIN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Pierce	Pinnacle National Bank	13210004500
(NAME)	(NAME)	
850 Battery Lane	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37220	Nashville, TN 37201	
(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, Sarina Ann Asbury, A.K.A. Sarina Ann Ashbury, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Pierce and spouse, Wendy K. 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. 2 on the Plan of W.M. Farris' Subdivision, as of record in Plat Book 1424, Page 27, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel A. Dozier and wife, Janelee B. Dozier by deed from Wilson P. Burton, Jr. and wife, Joy K. Burton dated March 10, 2006 and recorded on March 14, 2006 of record in Doc. No. 20060314-0029221, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Sarina Ann Ashbury by deed from Daniel A. Dozier and wife, Janelee B. Dozier dated December 3, 2007 and recorded on December 5, 2007 of record in Doc. No. 20071205-0141048, Register's Office for Davidson County, Tennessee. Sarina Ann Ashbury being one and the same as Sarina Ann Asbury.

This conveyance is subject to : Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 27, said Register's Office, which Plan shows a 75 foot minimum building set back line from Battery Lane and 10 foot easement for public utility purposes along the rear line (s) of said lot: Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7306, page 103, said Register's Office..

This instrument is executed on behalf of Sarina Ann Asbury by Zaidoun Nofal as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20080115-0004586, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 850 Battery Lane, Nashville, TN 37220

(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 11th day of January, 2008.

Sarina Ann Asbury

Sarina Ann Asbury by Zaidoun Nofal as her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 11th day of January, 2008, before me personally appeared Zaidoun Nofal, the person who executed the foregoing instrument on behalf of Sarina Ann Asbury and who acknowledged that he executed the same as the free act and deed of the said Sarina Ann Asbury, through Power of Attorney granted he by the said Sarina Ann Asbury.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2008.

Commission expires:

LaTrece McAdoo

Notary Public

