WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090025170 DEEDWARR
Recvd: 04/16/09 11:43 2 pgs
Fees:13.00 Taxes:1043.40
20090416-0034576

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flora D. George	Countrywide Bank, FSB	
(NAME)	(NAME)	
1011 Maplehurst Avenue	2021 N. Gallatin Road, Suite 280	132-1-2
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Madison, TN 37115	
(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 W. PIERCE AND WIFE, STEPHANIE S. PIERCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FLORA D. GEORGE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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 Number 13 of Block 13 on the Plan of College Park Subdivision of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Mark W. Pierce and wife, Stephanie S. Pierce by deed from Kristine L. McCarty, dated November 18, 2005, of record as Instrument No. 20051129-0143515, as re-recorded as Instrument No. 20051213-0149342, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes and (b) all matters appearing on the plan of record in Book 843, page 29, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1011 Maplehurst Avenue, Nashville, TN 37204

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 15th day of April, 2009.

Mark W. Pierce

Stephanie 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 Mark W. Pierce and Stephanie S. Pierce, the bargainor, 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 15th day of April, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010