FRNOR-2617 (3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/5/12

(AFFIX SEAL)

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Vlasich	new owner	075-12-0F-086.00-CO
(NAME)	(NAME)	
735 Tulip Grove Road, # 107		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Donald Bradley Pierce and Julie B. Pierce f/k/a Julie A. Bland, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Vlasich and Kathleen Marie Vlasich, 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. 86 aka Unit 107, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of instrument No. 20050525-0059119, in The Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald Bradley Pierce, a single man and Julie A. Bland, a single woman, by Special Warranty Deed dated December 27, 2006 from Marquis Homes, LLC., a Tennessee limited liability company of record in Instrument no. 20061229-0160809, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Julie B. Pierce f/k/a Julie A. Bland by Donald Bradley Pierce as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20091221-0115992, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 735 Tulip Grove Road # 107, Hermitage, 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.

BILL GARRETT, Davidson County
Trans:T20090085784 DEEDWARR
Recvd: 12/21/09 14:07 2 pgs
Fees:13.00 Taxes:536.50
20091221-0115993

Witness our hands this 11th day of December, 2009.

Donald Bradley Pierce

Julie B. Pierce f/k/a Julie A. Bland
By: Donald Bradley Pierce, as Attorney-in-Fact

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 Donald Bradley Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of December, 2009.

Commission expires:

Notary Public

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of December, 2009, before me personally appeared Donald Bradley Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Julie B. Pierce f/k/a Julie A. Bland, and acknowledged that he executed the same as the free act and deed of the said Julie B. Pierce f/k/a Julie A. Bland, through Power of Attorney granted Donald Bradley Pierce by the said Julie B. Pierce f/k/a Julie A. Bland.

Witness my hand and official seal at Franklin, Tennessee this 11th day of December, 2009.

Commission expires:

Notary Public

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067