After Recording ~~RETURN TO:~~
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **May, 2010.**

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03-04-13

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Thomas Sanders III	Pinnacle Nat. Bk	103-202-42.00
(NAME) 102 DeMoss Road	(NAME) 150 3rd Ave S	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ron D. Pierce and wife, Candice R. Pierce**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Thomas Sanders III, a single person**, hereinafter called the Grantee, his 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. Two, as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, page 116, Register's Office of Davidson County, Tennessee, and being described according to a survey dated December 19, 1995 and prepared by Kevin L. Birdwell, R.L.S. No. 1797 and being more particularly described as follow:

Beginning at an iron pin set in the west right-of-way line of Demoss Road, a 50 foot wide right-of-way, said pin lying 20 feet west of the centerline of said road and also being the common corner of Lot One and Two as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, page 116, Register's Office of Davidson County, Tennessee, and being the southeast corner of the herein described tract of land; thence leaving the west right-of-way line of Demoss Road and with the common line of Lot One, S 68 degrees, 30'00" W, 133.41 feet to an iron pin set in the east line of Lot Four of the aforementioned Demoss Subdivision; thence, with the east line of Lot Four, N 28 degrees 32' 51" W, 14.54 feet to an iron pin set; thence, continuing with the east line of Lot Four, N21 degrees 30' 00" W, 62.45 feet to an iron pin set at the common west corner of Lot Two and Three of the aforementioned Demoss Subdivision; thence, leaving the east line of Lot Four and with the common line of Lot Three, N71 degrees, 16' 31"E, 50.63 feet to an iron pin set; thence, continuing with said common line, N 76 degrees, 26' 24" E, 102.74 feet to an iron pin set in the west right-of-way line of Demoss Road, S 05 degrees, 37'49"E, 62.63 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20100033168 DEEDWARR
Recvd: 06/02/10 10:07 2 pgs
Fees:13.00 Taxes:573.50
20100602-0042298

Being the same property conveyed to Ron D. Pierce and Candice R. Pierce, married by Warranty Deed from Jason M. Johnson and wife, Amanda Johnson, dated October 8, 2003 and recorded in Instrument No. 20031015-0152811, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 102 DeMoss Road, Nashville, TN 37209

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, his 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, his 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 **28th** day of **May, 2010.**

Ron D. Pierce

Candice R. Pierce

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Ron D. Pierce and wife, Candice R. Pierce**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **May, 2010.**

Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
12-10-2012