Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2011 Notary Public MY COMMISSION EXPIRES: 6.14.30 (AFFIX SEAL)

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Rochella Pierce	Wells Fargo Bank, N.A.	
(NAME) 1706 5th Avenue North	(NAME) 10401 Deerwood Park Blvd Bldg 1, 4th Floor	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Jacksonville, FL, 32256-0505	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Benton T. Peters II and Jody K. Peters**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary Rochella Pierce**, a single person, 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. 83 on the Plan of D.T. McGavock's Addition of record in Plat Book 21, page 7, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benton T. Peters, II and Jody K. Peters, husband and wife, by Warranty deed from Layfield Construction, LLC, dated August 15, 2007 and filed of record in Instrument Number 20070817-0098718, Register's Office of 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 1706 5th Avenue North, Nashville, TN 37208

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, has 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:T20110055900 DEEDWARR
Recvd: 09/09/11 09:27 2 pgs
Fees:13.00 Taxes:1036.00
20110909-0069949

Witness our hands this **23rd** day of **August, 2011**

Benton T. Peters II

Jody K. Peters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Benton T. Peters II and Jody K. Peters**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **August, 2011**

Notary Public

My commission expires: 7/3/12

SHELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON