Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Audra L. Pierce
2873 Call Hill Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Prime Lending, A Plains Capital Company
3343 Aspen Grove Drive, Suite 220
Franklin, TN 37067

MAP	**172-15**
GROUP	**A**
PARCEL	**14CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Standley T. Gardner and wife, Holly M. Gardner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Audra L. Pierce and husband, Brian M. 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. 14 of Plan of Holt Woods Subdivision, Section One, of record in Book 7900, page 878, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Standley T. Gardner and wife, Holly M. Gardner by deed from Yazdian Construction, Inc. of record in Book 9789, Page 629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **2873 Call Hill Road, Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20120004550 DEEDWARR
Recvd: 01/19/12 13:51 3 pgs
Fees:18.00 Taxes:671.55
20120119-0005407

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 13th day of **January, 2012.**

Standley T. Gardner by
R Francene Kavin, atty in fact

Standley T. Gardner, by R. Francene Kavin, Attorney in Fact

Holly M. Gardner by
R Francene Kavin, atty in fact

Holly M. Gardner, by R. Francene Kavin, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **R. Francene Kavin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Standley T. Gardner and Holly M. Gardner, the bargainors**, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the names of **Standley T. Gardner and Holly M. Gardner** as their free act and deed.

WITNESS my hand and official seal this 13th **day of January, 2012.**

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $181,500.00.

AFFIANT

Subscribed and sworn to before me on this 17
day of January, 2012.

NOTARY PUBLIC

My Commission Expires: 7-8-13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County