WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120072460 DEEDWARR
Recvd: 09/26/12 09:07 2 pgs
Fees:13.00 Taxes:569.80
20120926-0087396

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,000.00.

Affiant

Subscribed and sworn to me on August 20, 2012.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25504SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Helena Maria Pierce John Michael Pierce 1400 Rugosa Court Antioch, TN 37013	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	150-12-A-072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Leonard L. Cole and wife, Anita Cole, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Helena Maria Pierce and John Michael Pierce, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 680 on the Plan of Somerset, Phase III, of record in Plat Book 6900, page 858, in the Register's Office for Williamson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Leonard L. Cole by Warranty Deed from Eric B. Walker and wife, Julie D. Walker, of record as Instrument No. 20001027-0107491 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Plat book 6900, page 858, in the Register's office for Davidson County, Tennessee.

This property is also known as improved property located at 1400 Rugosa Court, Antioch, TN 37013.

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 does 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 does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands on August 20, 2012.

Leonard L. Cole

Anita Cole

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 20, 2012, before me personally appeared Leonard L. Cole and Anita Cole, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 20, 2012.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE