WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080213 DEEDWARR
Recvd: 10/23/12 08:39 2 pgs
Fees:13.00 Taxes:1332.00
20121023-0096795

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2012.

Notary Public

My commission expires: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nicole Piersiak	Pinnacle Bank	**Map 083-10-0 Parcel 255-00**
1701 Forrest Avenue	150 3rd Avenue South, Suite 900	
Nashville, Tennessee 37206	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Benjamin M. West and wife, Sejal West, and Richard D. West, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicole Piersiak, a single woman

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. 1 in the subdivision of Lot No. 82 on the Plan of Lockeland, East Nashville, of record in Book 57, Page 135, Register's Office for &Davidson County, Tennessee. The plan of said subdivision is not of record, but according to a copy of said plan, and according to the deeds of record, said Lot No. 1 fronts 49 feet on the northerly side of Forrest, formerly Morrow Street, and runs back between parallel lines, with the easterly margin of 17th Street, 170 feet to an alley.

Being the same property conveyed to Benjamin M. West, an unmarried man, and Richard D. West, a married man, by Deed from Arthur Wayne Harper, unmarried, of record in Instrument No. 20090721-0068382, Register's Office for Davidson County, Tennessee and further conveyed to Richard D. West, Trustee of the Benjamin Michael West 2009 Living Trust dated August 21, 2009 by Quitclaim Deed dated August 21, 2009 from Benjamin M. West, an unmarried man, and Richard D. West, a married man, of record in Instrument No. 20090902-0082672, and further conveyed by Trustee's Quitclaim Deed dated May 24, 2011, to Benjamin M. West, an unmarried person, and Richard D. West, a married person, individually, as tenants in common, from Richard D. West, as Trustee of the Benjamin Michael West 2009 Living Trust dated August 21, 2009, of record in Instrument No. 20110615-0045837, Register's Office of Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of Richard D. West or his spouse.

This instrument is being executed on behalf of Richard D. West, pursuant to a Power of Attorney executed by same on the 17th day of October ___, 2012, of record in Instrument No. 20121023009679 4, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1701 Forrest Avenue, Nashville, Tennessee 37206**

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 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.

Witness my/our hand(s) this **19th** day of **October, 2012.**

Benjamin M. West

Richard D. West by Benjamin M. West, attorney in fact
Richard D. West by Benjamin M. West, Attorney-in-Fact

Sejal West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Benjamin M. West and Sejal West,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **October, 2012.**

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of October, 2012, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Benjamin M. West**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Richard D. West** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Richard D. West**, for the purpose therein contained, by signing the name of **Richard D. West,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **October, 2012.**

Notary Public

My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.