BILL GARRETT, Davidson County
Trans:T20120098228 DEEDWARR
Recvd: 12/26/12 09:30 2 pgs
Fees:13.00 Taxes:308.95
20121226-0118406

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122388

WARRANTY DEED

ANNA D. MINNIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires July 7, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2012.

NOTARY PUBLIC

My commission expires: 7-7-2014

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Pierce 1014 Carla Court Nashville, Tennessee 37217	Same address as new owner	136140196.00

FOR AND IN CONSIDERATION of the sum of Eighty Three Thousand Five Hundred and 00/100 Dollars ($83,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CARL THOMPSON AND DAWN CUNNINGHAM THOMPSON, HUSBAND AND WIFE**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL D. PIERCE, AN UNMARRIED MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot NO. 158-A of the Zone Lot Division of Lots 155 through 164, Harbor Gate Subdivision, Section 2 as of record in Plat Book 6900, page 17 and amending Plat Book 6250 page 33 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl Thompson and Dawn Cunningham Thompson, Husband and Wife, by Corporate Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trust for the Certificate holders of CWABS Inc., Asset-Backed Certificates, 2007-2, dated 8/9/2012, recorded 8/17/2012, of record in Instrument 20120817-0073859, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6250, page 33 and in Plat Book 6900, page 17; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 1014 Carla Court, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 14th day of December, 2012.

CARL THOMPSON

DAWN C UNNINGHAM THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Carl Thompson and Dawn Cunningham Thompson, 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 seal, this the 14th day of December, 2012.

Notary Public

Artrinna D. Minnis
Printed Notary Name

My commission expires: 7-7-2014

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014