WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017084 DEEDWARR
Recvd: 03/01/13 10:26 2 pgs
Fees:13.00 Taxes:499.13
20130301-0020631

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$134,900.00.**

Affiant

Subscribed and sworn to before me this 22 day of Feb, 2013

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mia and Weston Hill	F & M Bank	09610028000
3102 Cloverwood Drive	10 Cadillac Drive # 100	
Nashville, TN 37214	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Janet C. Pierce, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mia Hill and Weston Hill, ~~husband and~~ wife,** and husband, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 562 on the Plan of Cloverhill, Section No. VIII, of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Odes R. Pierce, Jr. and wife, Janet C. Pierce from Duane Earl Nelson and wife, Donna Renee Nelson by Warranty Deed on March 13, 1987, of record in Book 7170, Page 461, Register's Office for Davidson County, Tennessee. Further conveyed to Janet C. Pierce, married from Odes R. Pierce, Jr. and wife Janet C. Pierce by QuitClaim Deed on December 6, 1994, of record in Book 9550, Page 492, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2331, Page 10 and 11, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2145, Page 262 and Book 2334, Page 307, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6172, Page 112, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3102 Cloverwood Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 22, 2013.

Janet C. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janet C. Pierce** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 22, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122