BILL GARRETT, Davidson County
Trans:T20130069519 DEEDWARR
Recvd: 08/13/13 11:07 2 pgs
Fees:13.00 Taxes:1239.50
20130813-0084868

Prepared By: Stephen L. Rains
Attorney at Law
500 North Main Street
Jamestown, TN 38556

GENERAL WARRANTY DEED

For good and valuable consideration received I, **AUTUMN ANDRADY**, do hereby sell and convey unto **JAMES C. PIERCE, Individually**, the following described real estate:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 23, on the Plan of Waverly Place, of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 23 fronts 50 feet on the easterly side of Hillside Avenue and runs back between parallel lines 219 feet, more or less, at an alley.

Being the same property conveyed to Katherine J. Griffith and Jon Wolfe, by Deed from Willie Louise McDonald and Samuel Lee McDonald of record in Book 10822, Page 150, Register's Office for Davidson County, Tennessee, and further conveyed to Katherine J. Griffith by Quitclaim Deed from Jon Wolfe of record in Book 11223, Page 300, Register's Office of Davidson County, Tennessee.

Being the same property described in a Warranty Deed from Katherine J. Griffith to Nan E. Crim, recorded on December 22, 2008, as Instrument #20081222-0121727, in the Register's Office of Davidson County, Tennessee.

Previous and last conveyance being the same property described in a Quitclaim Deed from Nan E. Crim to AUTUMN ANDRADY, recorded on August 5, 2013, as Instrument #201308O5-0081716, in the Register's Office of Davidson County, Tennessee.

Map 105-09, Parcel 351

Tax notices may be mailed to the grantee herein at 801 Inverness Ave, Apt. D-15, Nashville, TN 37204.

TO HAVE AND TO HOLD unto grantee in fee simple. Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 12th day of August, 2013.

AUTUMN ANDRADY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority in and for the state and county aforesaid, this day personally appeared **AUTUMN ANDRADY**, the bargainor, with whom I am personally acquainted and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 12 day of August, 2013.

NOTARY PUBLIC

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires:
10.11.15

STATE OF TENNESSEE
COUNTY OF Putnam

I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $ 335,000, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me ~~on~~ this the 12th day of August, 2013.

~~REGISTER~~ Notary

My Commission expires:
04/20/2016

LISA G. FULLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM