THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31357-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Affiant Subscribed and sworn to before me this 16th day of August, 2013. Notary Public My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Juan Vallarino 4702 Nebraska Ave. Nashville, TN 37209	**Send Tax Bills To:** Ameris Bank 305 South Main St. Moultrie, GA 31768	**Tax Information:** Map and Parcel No.: 103-3 243.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Pierce, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juan Vallarino, married** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4702 Nebraska Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130072213 DEEDWARR
Recvd: 08/21/13 10:56 3 pgs
Fees:18.00 Taxes:1036.00

20130821-0088096

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of August, 2013.

Jerry Pierce by Gerald G. Patterson Attorney-In-Fact

Jerry Pierce
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Jerry Pierce and is authorized by the said Jerry Pierce to execute this instrument on her behalf.

Witness my hand, at office, this 16th day of August, 2013.

Karen Ford Marlin

Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 2, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 8, BLOCK 10, MAP OF A PART OF SYLVAN PARK, as shown on plat of record in Plat Book 332, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jerry Pierce, unmarried by Warranty Deed from James E. Donovan and wife, Judith L. Donovan, recorded on the 28th day of March, 2007 in Instrument No. 20070328-0037061, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.