BILL GARRETT, Davidson County
Trans:T20130087027 DEEDWARR
Recvd: 10/08/13 12:48 2 pgs
Fees:13.00 Taxes:503.20

20131008-0105656

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

HE 7th DAY

The actual consideration or true value, whichever is greater for this transfer is
$ 136,000.00
Affiant
Subscribed and sworn before me this the
8 Day of Oct., 2013.
, Deputy Register

G-KW-13-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley Justin Roach (NAME)	**Wesley Justin Roach** (NAME)	
3418 Belmont Blvd. (ADDRESS)	**3418 Belmont Blvd.** (ADDRESS)	**168-245.00**
Nashville, TN 37221 (CITY) (STATE) (ZIP)	**Nashville, TN 37215** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **CHRISTOPHER S. PIERCE AND WIFE, CARLENA PIERCE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WESLEY JUSTIN ROACH,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being a tract of land lying East of Hester Beasley Road as shown on property Map 168, Assessor's Office and lying within the 35th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by Justin Taylor and Roy Ursery on the West; Claude W. Smith on the North; Claude W. Smith and Daniel Harless Jr. on the East; Robert C. Sheehan on the South, more particularly described as follows:

Commencing at an existing iron pin on the East side of Hester Beasley Road (25' from the center), the Southwest Corner of Myrtle Taylor (Ref. Deed Book 4920, page 661 RODC), thence leaving Hester Beasley Road and with Taylor's South line S 41 deg. 05' 25" E 446.05' to an existing iron pin; thence N 48 deg. 54' 35" E 207.00' to an existing iron pin, the Southeast corner of a second Myrtle Taylor Tract (Ref. Deed Book 1341, page 626 RODC); thence with Taylor's second tract N 48 deg. 54' 35" E 322.55' to an existing iron pin in the East line of Justin Taylor (Ref. Deed Book 7498, page 702 RODC) and the true point of beginning of the following described tract:

Thence leaving the true point of beginning and with Justin Taylor's East line N 48 deg. 54' 35" E 98.20' to an existing iron pin, the Southeast corner of Roy Ursery (Ref. Deed Book 5119, page 518 RODC); thence leaving Taylor and with Ursery's South line N 48 deg. 54' 35" E 411.80' to an existing iron pin on the West side of a small hollow in the West line of Claude W. Smith (Ref. Deed Book 10482, page 439 RODC); thence leaving Ursery and with Smith's West line S 31 deg. 53' 52" E 452.17' to an existing iron pin in the West line of a second Claude W. Smith Tract (Ref. Deed Book 10482, page 430 RODC); thence with Smith's second tract S 49 deg. 56' 30" W 261.52' to an iron pin set; thence with a new line S 35 deg. 29' 19" E 235.99' to an existing iron pin on the East side of Ridge Road, the Northwest corner of Daniel L. Harless, Jr. (Ref. Instrument # 20020401-0039408 RODC); thence leaving Smith and with Harless' West line S 55 deg. 27' 30" W 102.18' to an existing iron pin; S 53 deg. 40' 32" W 120.00' to an existing iron pin, the Northeast corner of Robert C. Sheehan (Ref. Instrument No. 20040827-0103835 RODC); thence leaving Harless and with Sheehan's North line N 35 deg. 10' 35" W passing an existing iron pin at 218.40' in all 658.40' to the True Point of Beginning, containing 6.20 acres, more or less, according to a survey made by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062, dated March 28, 1997, and revised July 20, 2006.

In favor of and subject to a reciprocal 50' Ingress-Egress and Utility Easement running from Hester Beasley Road through the above tract recorded in Deed Book 10482, page 430, and in favor of a 50 foot Ingress-Egress Easement of record in Deed Book 9225, page 430, said Register's Office. A private waterline easement of record as Instrument No. 20030115-0006026, said Register's Office, benefits this property.

Being the same property conveyed to Christopher S. Pierce and wife, Carlena Pierce by General Warranty Deed from Charles A. Trost and wife, Annie O. Trost, recorded on the 21st day of June, 2011 in Instrument No. 20110621-0047610, in the Register's Office of Davidson County, Tennessee.

EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
   (a) Rights or claims of parties in possession not shown by the public records.
   (b) Easements, or claims of easements, not shown by the public records.
   (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
   (d) Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
   (e) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
   (f) Restrictions upon the use of the premises not appearing in the chain of title to the land.
3. Special Exceptions:
   (a) Taxes: (MAP 168, PARCEL 245)
   2013 Davidson County Taxes, a lien; however, due and payable but not delinquent until March 1, 2014
   (b) Covenants, conditions and restrictions as set forth in deed of record in Book 9225, page 430; Book 10482, page 430 and Instrument No. 20030707-0092775, Register's Office for Davidson County, Tennessee, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

This is
(X) unimproved
( ) improved
property known as **0 Hester Beasley Road Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 7th day of October, 2013.

Christopher S. Pierce by Loy Carney, Attorney in Fact
Christopher S. Pierce by Loy Carney,
Attorney in Fact

Carlena Pierce by Loy Carney, Attorney in Fact
Carlena Pierce by Loy Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared LOY CARNEY to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTOPHER S. PIERCE AND CARLENA PIERCE and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER S. PIERCE AND CARLENA PIERCE.

Witness my hand and official seal, this the 7th day of October, 2013.

Notary Public
My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212