WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106086 DEEDWARR
Recvd: 12/20/13 12:04 2 pgs
Fees:13.00 Taxes:501.35
20131220-0128729

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,500.00.

Affiant

Subscribed and sworn to before me this 16th day of December, 20 14

Notary Public
My Commission expires: 8/23/16
(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:
Leon H. Greif	New Owner	06200007100
200 Still Spring Hollow Court		
Nashville, TN 37221		

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 **Leon H. Greif** unmarried, his/her/ their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the Third (3) Civil District of Davidson County, Tennessee, and described according to a survey by Hickerson-Miller Engineers-Surveyors, dated August 1985, as follows:

Beginning on the Easterly margin of Old Pennington Bend Road at the Southwest corner of the property conveyed to William L. Lockhart and wife, from George I. Waddey, of record in Book 1306, Page 241, Register's Office for said County, thence with said Lockhart's Southerly line, South 87 deg. 12' East 272 feet to a fence in the Westerly boundary line of Sutherland Height's Subdivision; thence with the same South 2 deg. 53' West 65 feet; thence Westwardly and parallel to said Lockhart's Southerly line 200 feet, more or less, to the Easterly margin of Old Pennington Bend Road, thence with same, North 13 deg. 34' West 69 feet, more or less, to the beginning.

Being the same property conveyed to Janet C. Pierce from Mark D. Morris and wife, Kelley Morris by Warranty Deed on October 29, 2004, of record in Instrument Number 20041105-0133680 and re-recorded in Instrument Number 20050124-0008200, 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 2014 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **2791-2793 Pennington Road, 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 December 18, 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 December 18, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY