mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(5)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014980 DEEDWARR
Recvd: 03/05/14 09:55 3 pgs
Fees:18.00 Taxes:592.00
20140305-0018439

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

Elizabeth Barnes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF FEBRUARY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6145 PIERRY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Russell W. Pierry and Julie A. Pierry	FRANKLIN AMERICAN MORTGAGE COMPANY	084-11-0-190.00
400 Smithwood Drive	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37214	Franklin Tennessee 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ARTHUR BOWEN, JR., DENNY CAROL GARDNER, DAVID WILLIAM GARDNER, III, AND WILLIAM RAY GARDNER, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUSSELL W. PIERRY AND JULIE A. PIERRY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 175 and 205 on the Plan of Maplecrest, as of record in Book 1835, Page 27, Register's Office for said County.
INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed to James H. Joyner and wife, Lorraine Hall Joyner of record in Book 2141, Page 35, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed in Installment Deed from J. R. Coarsey, Trustee to Albert Buford Paschall, Jr. and wife, Eddine S. Paschall as recorded on the 16th day of January, 1951 in Deed Book 1938, Page 242, in the Register's Office of Davidson County, Tennessee. Albert Buford Paschall, Jr. predeceased Eddine S. Paschall. Eddine S. Paschall, having since died, her interest in said property being vested in her heirs, Arthur Bowen, Jr., Jere Bowen Gardner, David William Gardner, and William Ray Gardner, as established in Probate Docket # 12P1744, Seventh Circuit Court for Davidson County, Tennessee.
Jere Bowen Gardner died on February 10, 2014 leaving his wife, Denny Carol Gardner, as his sole heir under the law of intestate succession.
David William Gardner being one and the same person as David William Gardner, III. William Ray Gardner, being one and the same person as William Ray Gardner, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1835, Page(s) 27 and 28, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is imporoved property known as 400 Smithwood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 28th day of February, 2014.

Arthur Bowen, Jr.

Denny Carol Gardner

David William Gardner, III
By: Arthur Bowen, Jr.
Arthur Bowen, Attorney-in-Fact

William Ray Gardner, Jr.
By: Arthur Bowen, Jr.
Arthur Bowen, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, ARTHUR BOWEN, JR., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

Witness my hand, at office, this 28th day of February, 2014.

My commission expires: 10/2/17

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, DENNY CAROL GARDNER, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February 2014.

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My commission expires: 10/2/17

Notary Public

mail to:

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Arthur Bowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of David William Gardner, III for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of David William Gardner, III .

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2014.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Arthur Bowen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of William Ray Gardner, Jr. for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of William Ray Gardner, Jr.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of February, 2014.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 10/2/17

File #: 14-R6145 PIERRY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067