RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058523 DEEDWARR
Recvd: 08/11/14 09:59 2 pgs
Fees:13.00 Taxes:592.00
20140811-0071983

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 7/29/15
(AFFIX SEAL)

ANNE TAYLOR NOTARY PUBLIC STATE OF WASHINGTON EXPIRES 7-29-2015

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Pierce	Pinnacle Bank	062020A27800CO
(NAME)	(NAME)	
2937 Steamboat Drive	150 Third Ave South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Herman A. Kaminsky, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gary Pierce, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 315, on the plan of River Trace Estates, Phase 1 - Section 4 & 5, as shown on plat of record in Plan Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Herman A. Kaminsky, an unmarried man by Warranty Deed dated 06/22/2012 from Charles L. Pickney, Jr., married and Matthew D. Pickney, unmarried of record in Instrument 201206260055923, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth per Book 9700, Page 409, said Register's Office; (3) Declaration of Covenants, Conditions and Restrictions of record in Book 6851, Page 370, and as amended in Boook 6982, Page 747, said Register's Office; (4) By-Laws of record in Book 6851, Page 390, said Register's Office; (5) Transmission Line Easement of record in Book 1163, Page 341-342, said Register's Office; (6) Easement of record in Book 3959, Page 595, said Register's Office; (7) Warranty Deed to the Homeowner's Association of record in Book 7907, Page 168, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2937 Steamboat Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-11307
SMG TN Warranty Deed

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/or 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/or 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 hand this 24th day of July, 2014.

Herman A. Kaminsky

State of WA
County of Clark

Personally appeared before me Herman A. Kaminsky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2014.

Notary Public
My Commission Expires 7/29/15

ANNE TAYLOR NOTARY PUBLIC STATE OF WASHINGTON EXPIRES 7-29-2015

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066