THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Michael P. Moranski and Rachel D. Hinson
2513 Western Hills Drive
Nashville, TN 37214
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 073-03-00, Parcel 073.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **DONALD FAY PIERCE, JR. and wife, STACIE V. PIERCE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MICHAEL P. MORANSKI, an unmarried man and RACHEL D. HINSON, an unmarried woman, as joint tenants with right of survivorship**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 14, Section One, Sutherland Heights, according to plat and survey of same appearing of record in Plat Book 2663, page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Donald Fay Pierce, Jr. and wife, Stacie V. Pierce, by Warranty Deed from Thomas W. Rima and wife, Courtney P. Rima, dated September 28, 2004, of record in Instrument No. 20040929-0117346 and re-recorded in Instrument No. 20041004-0118931, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2663, page 18; to restrictive covenants of record in Book 2692, Page 19, re-recorded in Book 2692, page 353 and amended in Book 2795, page 97; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 2513 Western Hills Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantors.

BILL GARRETT, Davidson County
Trans:T20140081512 DEEDWARR
Recvd: 10/29/14 11:08 2 pgs
Fees:13.00 Taxes:765.90
20141029-0099774

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 27th day of October, 2014.

DONALD FAY PIERCE, JR.

STACIE V. PIERCE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Fay Pierce, Jr. and Stacie V. Pierce, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of October, 2014.

Notary Public

My Commission Expires: JUNE 17, 2018

(SEAL)

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $207,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of October, 2014.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 20140634