BILL GARRETT, Davidson County
Trans:T20140094149 DEEDWARR
Recvd: 12/16/14 15:01 2 pgs
Fees:13.00 Taxes:653.05
20141216-0115054

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Michael Robertson
1016 Tonyawood Drive
Old Hickory, TN 37138

**MORTGAGEE**
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

BOX 10-A

**SEND TAX BILLS**
Mortgagee

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**MAP-PARCEL:**
MAP 063-16-O-B
PARCEL 176.00CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Nancy P. Pierce, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Robertson and Patricia Robertson, 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 Lot Number 258 on the Plan of Hampton Park, A Planned Unit Development, of record in Plat Book 6900, Page 405, as amended in Plat Book 6900, Page 550 thru 552, corrected in Book 7462, Page 445, Surveyor's Certificate of Correction of record in Book 8110, Page 401, and amended in Book 8181, Page 112, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**

**Being the same property conveyed to Nancy P. Pierce, unmarried, by Warranty Deed from Billy E. Fryer and wife, Emily E. Fryer, dated December 18, 1998 and filed of record in Book 11264, Page 620, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7351, Page 852, and amended in Book 7451, Page 739, and in Book 8336, Page 393; Charter of record in Book 7431, Page 204, and amended in Book 8833, Page 216; Flowage Easement of record in Book 2247, Page 75; Water & Sewer Easement of record in Book 7460, Page 930; Water Pipeline Easement of record in Book 7489, Page 515; Water Line Easement of record in Book 8007, Page 235; Quitclaim Deed of record in Book 8207, Page 276; Easement for Public Utilities of record in Book 8657, Page 179; Ingress and Egress Easement of record in Book 8739, Page 991; Warranty Deed of record in Book 8951, Page 797; Easement for Sanitary Sewers of record in Book 11030, Page 740, Book 11030, Page 743, and in Book 11030, Page 785; easements, covenants conditions and all matters and notes as shown on the Boundary Plat of record in Plat Book 6900, Page 405; Plat of record in Plat Book 6900, Page 550-552, Corrected in Book 7462, Page 445, Surveyor's Certificate of Correction of record in Book 8110, Page 401, Correction and Subdivision Name Change of record in Book 8181, Page 112, Register's Office, Davidson, County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1016 Tonyawood Drive Old Hickory, TN 37138.**

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, their heirs and assigns, forever; and we do covenant with 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 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 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 hands this 15th day of December, 2014.

Nancy P. Pierce

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy P. Pierce, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2014.

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

My Commission Expires: 03/21/2017

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $176,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of December, 2014.

NOTARY PUBLIC

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

My Commission Expires: _____