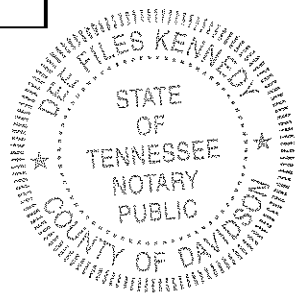
15-10-009

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/20/15 14:18 2 pgs
Fees:13.00 Taxes:317.83
**20151120-0118061**




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/02/2018
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Christopher Pierce | Regions Bank | 136 03 0A 075.00 |
| (NAME) | (NAME) | |
| 4000 Anderson Rd., Unit 75 | 2050 Parkway Office Cr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Sugg, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher Pierce, unmarried**, 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:

**A certain condominium apartment in Davidson County, Tennessee, being Townhouse # 75, Building 10 in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouse, Phase I, as of record in Plat Book 4460, Page 79, and revised in Book 4460, Page 88, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Karen Elizabeth Degges, a single woman by Warranty Deed from Ira D. Degges and Vonnie Faye Degges dated November 19, 1997 and recorded December 3, 1997 in Book 10706, Page 391, in said Register's Office for Davidson County, Tennessee.**

**Further, being the same property conveyed to William Sugg, unmarried by Warranty Deed from Karen Elizabeth Degges, unmarried dated July 24, 2015 and recorded July 27, 2015 as Instrument No. 20150727-0073304, in said Register's Office for Davidson County, Tennessee.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-154997

unimproved ☐

This is improved ☒ property, known as 4000 Anderson Rd., Unit 75, Nashville, TN 37217

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, has 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 20th day of November, 2015.

**William Sugg**

**STATE OF TENNESSEE**

**COUNTY OF RUTHERFORD**

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, **William Sugg**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

Notary Public

My Commission Expires: October 20, 2019

(SEAL)

CARLA JOHNSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

File Number: MFR-154997

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY STATE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON