Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,084,615.00

Affiant

Subscribed and sworn to before me, this 16th day of December2015.

Notary Public Leslie P. Esch
My commission expires: 12-1-18

Davidson County DEEDWARR
Recvd: 12/17/15 10:52 4 pgs
Fees:23.00 Taxes:4013.08
20151217-0126949

LESLIE P. ESCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas H. Pierce 909 Division St Suite 200. Nashville TN 37203	Same	128000065.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Willie E. Moss and wife Joyce Marie Moss hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Thomas H. Pierce hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property as described on Exhibit A which is attached and fully incorporated herein

Being the same property conveyed to Willie E. Moss, Jr. and wife Joyce Marie Moss and Willie E. Moss, Sr and wife Dorothy Moss by deed from Robert Lee Mangrum and wife Brenda JoAnn Mangrum of record in Book 4652 Page 559 Register's Office for Davidson County, Tennessee. Willie E. Moss, Sr. conveyed his interest to Dorothy Moss by deed of record in Book 8253 Page 666 Register's Office for Davidson County, Tennessee. Dorothy Moss conveyed her interest to Willie E. Moss and Joyce Moss and retained a life estate by deed of record in Book 9991 Page 203 Register's Office for Davidson County, Tennessee. Dorothy Moss died on July 1, 1997.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) Agreement for Dedication of Sewer Line of record in Book 8197 Page 10 3) Agreement for Easement for Water Line of record in Book 7142 page 484 4) Order of Possession of record in Book 8909 Page 388

This property is in improved property known as 501 Old Hickory Blvd., Nashville, Tennessee 37209

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 16th day of December, 2015.

Willie E. Moss

Joyce Marie Moss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie E. Moss and Joyce Marie Moss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 9th day of December 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09045

Exhibit A

Land in the 8th Civil District of Davidson County, Tennessee on the west side of Old Hickory Boulevard. Beginning in the west margin if Old Hickory Blvd 399 feet northerly from the line of the property conveyed to SH Tomlinson in Book 1165 Page 366 Register's Office for Davidson County; thence north 86 deg. 05' west 641` feet to an iron pin in a fence; thence with said fence north 15 deg. West 64 feet and north 1`2 de 45' west 142 feet to a fence corner; thence with a fence south 86 deg east 810 feet to the west margin of Old Hickory Boulevard ; thence along said margin with a curve having a radius of 1530 feet southerly 199;.5 feet to the beginning contain 3.40 acres more or less.

Legal description taken from prior deeds

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY