PREPARED BY:
Battleground Title & Escrow, LLC
245 Noah Drive
Franklin, TN 37064
File No.: 2015-0079

BILL GARRETT, Davidson County
Trans: T20150109594 DEEDWARR
Recvd: 12/29/15 13:15 2 pgs
Fees: 13.00 Taxes: 1727.53
20151229-0130587

WARRANTY DEED

DAVIDSON COUNTY NOTARY PUBLIC M. CATHERINE CLEARWATERS STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2015.

M. Catherine Clearwaters
NOTARY PUBLIC

My commission expires: 3-7-17

THIS INSTRUMENT PREPARED BY:
Battleground Title & Escrow, LLC 245 Noah Drive, Franklin, TN 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A Pierce 4709B Dakota Avenue Nashville, TN 37209	Daniel A Pierce 4709B Dakota Avenue Nashville, TN 37209	MAP 091-15-0-388.00 PARCEL

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Six Thousand Nine Hundred and 00/100 Dollars ($466,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OLD SOUTH CONSTRUCTION LLC** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **Daniel A Pierce,** an unmarried man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 610 Unit B on the plan of 4709 Dakota Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150716-0069660, amending and restating Declaration in Instrument No. 20150306-0019139 (as corrected by Scrivener's Affidavits in Instrument No. 20150512-0043470 & 20150505-0040567), in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Warranty Deed from Billy Keith Perryman to Old South Construction, LLC a limited liability company as of record on 11/24/14 and recorded on 11/25/14 as of record in Instrument no. 20141125-0108624, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, as of the 23rd day of December, 2015.

James C. D. Franks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared James C. D. Franks, with whom I am personally acquainted (or proved to me on the basic of satisfactory evidence), and who, upon oath, acknowledged **himself** to be a **Member/President** of Old South Construction, LLC, the within named bargainer, a corporation, and that **he** as such **Member/President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by **himself** as **Member/President**.

WITNESS my hand and seal, this the 23rd day of December, 2015.

Notary Public

Christy Michelle Jones

Printed Notary Name

My commission expires: 1/27/17

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY