Davidson County DEEDWARR
Recvd: 04/01/16 11:35 3 pgs
Fees:18.00 Taxes:813.63
20160401-0031023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of March, 2016. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Pierce and Addie Pierce	F & M Bank	161 06 0A 130.00
(NAME)	(NAME)	
1414 Beech Grove Way	802 Memorial Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($219,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michelle Jadwisiak Bustamante, f/k/a Michelle Jadwisiak, joined by her spouse Brandon Bustamante**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Pierce and Addie Pierce, 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 Unit 130 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 200807090070601 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michelle Jadwisiak, an unmarried woman by Deed from Centex Homes, a Nevada General Partnership dated October 15, 2009 and recorded October 21, 2009 as Instrument No. 200910210097120 with the consideration amount of $159,234.00, in said Register's Office for Davidson County, Tennessee.

Michelle Jadwisiak has since married Brandon Bustamante, and is thus now known as Michelle Jadwisiak Bustamante.

File Number: NAT-161243FC

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.

unimproved ☐
This is improved ☒ property, known as 1414 Beech Grove Way, Nashville, TN 37211

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 30th day of March, 2016.

Michelle Jadwisiak Bustamante
f/k/a Michelle Jadwisiak

Brandon Bustamante

STATE OF TEXAS
COUNTY OF TARRANT

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michelle Jadwisiak Bustamante f/k/a Michelle Jadwisiak and Brandon Bustamante, the bargainors, 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 30th of March, 2016.

Notary Public

My Commission Expires: August 24, 2019

(SEAL)

NOVA A FISHER
NOTARY PUBLIC
STATE OF TEXAS
ID 126230081
EXP. 08-24-2019

File Number: NAT-161243FC

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith