Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170004587 DEEDWARR
Recvd: 01/18/17 09:19 2 pgs
Fees:13.00 Taxes:587.93
20170118-0005169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $158,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of January, 2017.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

06-1611-76609

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Britney Slaughter<br>2314 Nashboro Blvd.<br>Nashville TN 37217 | new owner | 135-12-0-B-118.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gene W. Pierce, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Britney Slaughter, unmarried,** hereinafter called the Grantees, their successors 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 No. 118, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, of record in Instrument No. 20020820-0100664, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gene W. Pierce, unmarried, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated October 27, 2003, recorded November 3, 2003, of record in Instrument No. 20031103-0160687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2314 Nashboro Blvd., Nashville, TN 37217.

**Karen Pierce, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of January, 2017.

Gene W. Pierce

Karen Pierce

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson CDB

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gene W. Pierce and Karen Pierce**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 5th day of January, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:
12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020