THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311111**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00 Affiant Subscribed and sworn to before me, this 11th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170030758 DEEDWARR
Recvd: 04/12/17 09:46 2 pgs
Fees:13.00 Taxes:2682.50
20170412-0035648

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Eric Hardesty and Michelle Hardesty 5524 HILLVIEW DR Brentwood TN 37027-4212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-12-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John D. Pierce, Jr. and wife, Amber Pierce** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Eric Hardesty and Michelle Hardesty, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 38, on the Plan of Oak Hill Estates, Section III, of record in Plat Book 4860, Page 3, 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John D. Pierce, Jr. and wife, Amber Pierce by Warranty Deed from Samuel K. Foster, Jr. and wife, Lucy P. Foster, recorded on the 28th day of September, 2004 in Instrument No. 20040928-0116480, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL ESTATES, SECTION III, as recorded in Plat Book 4860, Page(s) 3, 4 and 5.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5010, Page 245.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7825, Page 242.

This is improved property located at 5524 HILLVIEW DR Brentwood, TN 37027-4212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2017.

John D. Pierce Jr

Amber Pierce

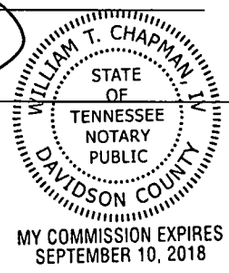
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John D. Pierce Jr and Amber Pierce, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2017.

Notary Public

My Commission Expires:



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018