# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170039554 DEEDWARR
Recvd: 05/09/17 15:02 2 pgs
Fees: 13.00 Taxes: 869.50
20170509-0046130

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Jeffery R. Pierce | new owner | Parcel ID: |
| 3216 Cain Harbor Drive | | 062020A29000 |
| Nashville, TN 37214 | | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Charles T. Widener and Tiffany C. Widener, husband and wife**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Jeffery R. Pierce , unmarried**

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:

Being Lot No. 327, as shown on the Final Plat of River Trace Estates, Phase 1, Section 4 and 5, of record in Plat book 9700, Page 409, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles T. Widener and Tiffany C. Widener by deed from NVR, Inc., of record in Instrument 20010801-0081678, dated July 24, 2001, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6851, Page 370 amended in Book 6982, Page 747; Iinstrument 20111126-0128569 and Book 6851, Page 390, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 409, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3216 Cain Harbor Drive, Nashville, TN 37214

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, have 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 5th day of May, 2017.

Charles T. Widener

Tiffany C. Widener

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles T. Widener and Tiffany C. Widener, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.