Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0161

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170046555 DEEDWARR
Recvd: 06/01/17 14:40 2 pgs
Fees:13.00 Taxes:998.63
20170601-0054642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $269,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2017.

Notary Public

My commission expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica E. Sullivan	Origin Bank	
2856 McGavock Pike	1800 Hudson Ln, Ste. 2A	073-08-0-001.00
Nashville, TN 37214	Monroe, LA 71201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THERESA PIERCE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA E. SULLIVAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 309 on the Plan of Sunset View, Section VI of record in Plat Book 2900, Page (s) 54 and 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 309 fronts 125 feet on the Southerly margin of A McGavock Pike and extends back between lines, 251.6 feet on the Easterly line and 270.1 feet on the Westerly line to the dead A line, which is a broken line, measuring 95.8 feet thereon.

Being the same property conveyed to Bessie Delon Hale and wife, Eva H. Hale, by deed of trust from James R. Browder and wife, Mary E. Browder, of record in Book 3619, page 59, said Register's Office.

Being the same property conveyed to Theresa Pierce by Quitclaim deed from Eva Pierce, Executrix of the Estate of Eva H. Hale of record in Instrument No. 20151223-0129416 Register's Office for Davidson County, Tennessee, dated December 23, 2015 and recorded on December 23, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2856 McGavock Pike, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of May, 2017.

Theresa Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Theresa Pierce and /, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of ~~May, 2017~~.

Notary Public

My Commission Expires: ~~Expires~~

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021