BILL GARRETT, Davidson County
Trans:T20170055225 DEEDWARR
Recvd: 06/28/17 10:45 2 pgs
Fees:13.00 Taxes:1143.30
20170628-0064943

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $309,000.00

Affiant

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

Notary Public
My commission expires: 9/10/18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessica Pierce	Wells Fargo Bank, N.A.	072-09-4C 002.00
930B Delmas Ave	2701 Wells Fargo Way	
Nashville, TN 37216	Minneapolis, MN 55467	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AHN DEVELOP NASHVILLE, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA PIERCE, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Unit No. B on the Plan of Homes at Delmas Avenue, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160705-0068487, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to AHN Develop Nashville, LLC, a Tennessee Limited Liability Company, by Deed from Victoria Howard FKA Victoria R. Gale, Married, dated 05/20/2016, of record in Instrument No. 20160525-0052291, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 930 B Delmas Ave, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

KH

Witness my hand this the 26th day of June, 2017.

AHN Develop Nashville, LLC

By: Kim Hawkins Authorized Representative
Kim Hawkins, Authorized Representative

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kim Hawkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the authorized representative of the within named bargainor, a limited liability company, and that she, as such authorized representative, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Kim Hawkins as such authorized representative.

Witness my hand and official seal this 26th day of June, 2017.

My Commission Expires:

1/17/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY