RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179316

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068802 DEEDWARR
Recvd: 08/09/17 10:28 2 pgs
Fees:13.00 Taxes:740.00
20170809-0081508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Pierce Development Group, LLC, a Tennessee limited liability company 1816 Hillside Avenue Nashville, TN 37203	Same address as New Owner	072 06 0 084.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHARON WILEY, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PIERCE DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the westerly part of Lot M on the Corrected Plat of E.J. Childer's Subdivision of J.M. Ambrose Tract as of record in Book 332, page 134, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate description. Said part of lot fronts 50 feet on the north side of Elvira Avenue and runs back between lines 275 feet, more or less, on the east line and 280 feet on the line between Lots L and M to a dead line in the rear on which it measures 50 feet, more or less.

Being the same property conveyed to Sharon Wiley, by Executor's Deed dated 8/24/2012 from Sharon Wiley, Executrix for Estate of Larry D. Wiley, Probate Court for Davidson County, Tennessee, Docket No. 12P-573, of record in Instrument #20120824-0076560, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1013 Elvira Avenue, Nashville, TN 37216, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of August, 2017.

Sharon Wiley
SHARON WILEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sharon Wiley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of August, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY