Bill Garrett Davidson County
Batch# 21181 DEEDWARR
11/02/2017 11:05:09 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20171102-0112539

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Quang T. Le
3117 Demetros Place
Nashville, TN 37217

SEND TAX BILL TO:
new owner

MAP/PARCEL 136-05-0A-083.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel A. Pierce, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Quang Le, an unmarried man and Vincent Le, a married man, tenants in common, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Bayview Estates, Phase Six (a Planned Unit Development) of record in Instrument No. 20020102-0000486, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel A. Pierce by Warranty Deed from James A. Tapia and Marcia L. Tapia, of record in Instrument No. 20110309-0018847, Register's Office for Davidson County, Tennessee, dated March 8, 2011 and recorded on March 9, 2011.

This is improved property known as: **3117 Demetros Place, Nashville, Tennessee 37217**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, thier 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.

Possession to be given 27th day of October, 2017.

WITNESS MY HAND on this the 27th day of October, 2017

Rachel A. Pierce

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rachel A. Pierce,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of October, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $209,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 70815