THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171013849** Bill Garrett Davidson County Batch# 34008 **DEEDWARR** 12/06/2017 09:51:39 AM 2 pgs Fees: $13.00 Taxes: $925.00 20171206-0124336	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Andre Louie II Affiant Subscribed and sworn to before me, this 30th day of November, 2017. Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Andre Louie, II 1414 BEECH GROVE WAY Nashville TN 37211-6599	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-130.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Timothy Pierce and Addie Pierce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andre Louie, II, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 130 on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 200807090070601 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Michelle Jadwisiak Bustamante, f/k/a Michelle Jadwisiak, joined by her spouse Brandon Bustamante to Timothy Pierce and Addie Pierce, husband and wife, as recorded on the 1st day of April, 2016 in Instrument No. 20160401-0031023 and Warranty Deed from Centex Homes, a Nevada general partnership to Michelle Jadwisiak, an unmarried woman, as recorded on the 21st day of October, 2009 in Instrument No. 20091021-0097120, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397 and Supplement in Instrument No. 20080709-0070601.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070404-0040188.

Conveyance of common area/open space in Instrument No. 20070404-0040188.

This is improved property located at 1414 BEECH GROVE WAY Nashville TN 37211-6599

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2017.

Timothy Pierce

Addie Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Pierce and Addie Pierce, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018