Bill Garrett Davidson County
Batch# 64375 DEEDWARR
03/02/2018 11:24:06 AM 2 pgs
Fees: $13.00 Taxes: $954.60
20180302-0019863

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 27 day of Feb, 2018.

Notary Public
My commission expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leroy A. Bluing, Jr. **Patricia A. Bluing**	Movement Mortgage	**062020A27800CO**
2937 Steamboat Drive	8024 Calvin Hall Rd	
Nashville, TN 37214	Indian Land SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gary Pierce, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leroy A. Bluing, Jr. and Patricia A. Bluing, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 315, on the plan of River Trace Estates, Phase 1, Section 4 & 5, as shown on plat of record in Plan Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary Pierce, an unmarried man, by Warranty Deed from Herman A. Kaminsky, an unmarried man, dated July 24, 2014, of record in Instrument No. 20140811-0071983, Register's Office for Davidson County, Tennessee. Fonda Pierce joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 9700, page 409, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 6851, page 370, Book 6982, page 747, Book 6851, page 390, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2937 Steamboat Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Gary Pierce Date: 2-27-18

Fonda Pierce Date: 2-27-18

STATE OF Texas

COUNTY OF Tom Green

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

Witness my hand, at office, this 27 day of FEB. 2018.

LETICIA S HARPER
Notary ID # 124587152
My Commission Expires
September 15, 2020

NOTARY PUBLIC

My Commission Expires: Sept. 15, 2020

STATE OF Texas

COUNTY OF Tom Green

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

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