Bill Garrett Davidson County
DEEDWARR
Batch# 74641 2 pgs
03/29/2018 10:36:39 AM
Fees: $13.00 Taxes: $851.00
20180329-0029372

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1724

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON

Subscribed and sworn to before me, this the 30th day of March, 2018

Notary Public
My Commission Expires: March 3, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abby Jane Bumm Miles Alden Stinson 1013 Elvira Ave Nashville, TN 37216	New Owners 1013 Elvira Ave. Nashville, TN 37216	072-06-0-084

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Pierce Development Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Miles A. Stinson, unmarried and Abby Jane Bumm, unmarried, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 the westerly part of Lot M on the Corrected Plat of E. J. Childers Subdivision of J. M. Ambrose Tract, as of record in Book 332, page 134, Register's Office for Davidson County, Tennessee.

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 Pierce Development Group LLC, a Tennessee limited liability company by Warranty Deed from Sharon Wiley, unmarried, dated August 4, 2017, recorded August 9, 2017, of record in Instrument No. 20170809-0081508, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Sharon Wiley by Executor's Deed from Sharon Wiley, Executrix for the Estate of Larry D. Wiley, Probate Court for Davidson County, Tennessee (Docket No. 12P-573), dated August 24, 2012, recorded August 24, 2012, of record in Instrument No. 20120824-0076560, said Register's Office.

This is improved property located at: **1013 Elvira Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number 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 20th day of March, 2018.

GRANTOR:

Pierce Development Group, LLC,
a Tennessee Limited Liability Company

James Pierce, Sole Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Pierce, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the sole member of Pierce Development Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 2018.

Notary Public
My Commission expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019