# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Karla Stafford | Pinnacle Bank | 084-11-0-190.00 |
| (NAME) | (NAME) | Bill Garrett Davidson County |
| 400 Smithwood Drive | PO Box 702726 | Batch# 82171 DEEDWARR |
| (ADDRESS) | (ADDRESS) | 04/18/2018 10:43:18 AM 2 pgs |
| Nashville, TN 37214 | Dallas, TX 75370 | Fees: $13.00 Taxes: $950.90 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 20180418-0036485 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Russell W. Pierry and Julie A. Pierry, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Karla Stafford and Joshua Stafford, wife and husband**, hereinafter called the GRANTEE(S), 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 Lots Nos. 175 and 205 on the Plan of Maplecrest, as of record in Book 1835, Page 27, Register's Office for said County.

Included within the above described property but expressly excluded from this conveyance is that certain property conveyed to James H. Joyner and wife, Lorraine Hall Joyner of record in Book 2141, Page 35, said Register's Office, to which instrument reference is hereby made for a more complete description

Being the same property conveyed to Russell W. Pierry and Julie A. Pierry, husband and wife by Warranty Deed from Arthur Bowen, Jr., Denny Carol Gardner, David William Gardner, III, and William Ray Gardner, Jr., dated 02/28/2014, recorded 03/05/2014, of record in Instrument No. 20140305-0018439, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Book 1835, Pages 27 and 28; Covenants, conditions, easements and restrictions of record in Book 1874, Page 452, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement contained in Right of Way Deed of record in Book 1730, Page 610; Easement of record in Book 1881, Page 575; Easement contained in Agreement of record in Book 3436, Page 320, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 400 Smithwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness our hands this 10th day of April, 2018

Russell W. Pierry

Julie A. Pierry

State of ~~MONTANA~~ Oregon
County of Deschutes

Personally appeared before me Russell W. Pierry and Julie A. Pierry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10 day of April, 2018.

Notary Public Jeffery Carl Schopfer
My Commission Expires: 7/9/21

OFFICIAL STAMP
JEFFERY CARL SCHOPFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 964248
MY COMMISSION EXPIRES JULY 9, 2021

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**