Box#14 G# 31239-3

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149765 DEEDWARR
10/08/2018 09:25:42 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20181008-0099479

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of **October, 2018.**

Notary Public

My commission expires: 7·8·2019
(AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edgar H. Pierce, Jr. **Sarah R. Pierce**	**"New Owner"**	**128-14-0-220-00**
110 31stAve North Suite 1002		
Nashville, TN 37203		

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

James A. Paxman, an unmarried man

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

Edgar H. Pierce, Jr. and Sarah R. Pierce, 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 Unit No. 10-B on the Plan of Zone Lot Division, Stacy Square Townhomes, Stacy Square, Section 7, as shown on Plat of record in Plat Book 5200, Page 438, amended in Plat Book 5200, Page 467, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to James A. Paxman, unmarried, by Deed from Melvin Eugene Tidwell, unmarried, dated April 1, 1991, of record in Book 8325, Page 48 and re-recorded in Book 8357, Page 13, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 5200, Page 438, amended in Plat Book 5200, Page 467, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 5973, Page 335, and in Plat Book 5200, Page 467, Register's Office for Davidson County, Tennessee;

3) Taxes which have been paid and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **8101 Stacy Square Court, Nashville, TN 37221**

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 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. 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 my/our hand(s) this **5th** day of **October, 2018.**

James A. Paxman

James A. Paxman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James A. Paxman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **October, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21