WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169187 **DEEDWARR**
11/30/2018 03:15:33 PM 2 pgs
Fees: $13.00 Taxes: $588.30

20181130-0117163

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 1-8-2019
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Cindy Lockhart	Cindy Lockhart	95-8-133
(NAME) 8487 Russell Road	(NAME) 8487 Russell Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183288

For and 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 acknowledged, I/we, David G. Pierce, unmarried , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Cindy Lockhart, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 33 on the Plan of Woodberry Park, of record in Plat Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David G. Pierce, unmarried, by Warranty Deed from Charles S. Brown and wife, Opal B. Brown dated May 17, 2001 and filed of record in Instrument No. 20010529-0055233, , Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat and TVA transmission line easement appearing of record in Book 1163, page 663 and in Book 1291, page 214, Register's Office for said County.

This instrument is executed on behalf of David G. Pierce by Katherine Pierce pursuant to a Limited Power of Attorney dated November 29, 2018, of record as Inst. No. _____, Register's Office for Davidson County, Tennessee. David G. Pierce is one and the same person as David Gerod Pierce.

Unimproved ☐

This is improved ☒ property, known as 2548 Hibbitts Road, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of November, 2018

David G. Pierce by Katherine Pierce, Attorney in fact
David G. Pierce
By Katherine Pierce, Attorney in Fact

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Katherine Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David G. Pierce, and who acknowledged that he/she executed the same as the free act and deed of David G. Pierce.

Witness my hand, at office, this 29th of November, 2018.

Vicki Benjamin
Notary Public
My Commission Expires: 8/30/22

