WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,515.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2018.

Brian D. Mitchell
Notary Public

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

MY COMMISSION EXPIRES:

(AFFIX)

G-VRES-18-816

Karen Y Johnson Davidson County
Batch# 171544 DEEDWARR
12/07/2018 11:18:33 AM 2 pgs
Fees: $13.00 Taxes: $1,348.71

20181207-0119520

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dirk Pierce and Maria G. Pierce	**Synergy One Lending Inc.**	
(NAME)	(NAME)	**082-13-0I-003.00**
77975 Callie Colima	**3131 Camino Del Rio N. Ste. 190**	
(ADDRESS)	(ADDRESS)	
La Quinta, CA 92253	**San Diego, CA 92108**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HARRY SHIELDS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIRK PIERCE AND MARIA G. PIERCE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 3, Neill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Neill Avenue Townhomes of record in Instrument Number 20151009-0103114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Harry Shields, married by Warranty deed from Sheryl Ann Foley, married of record in Instrument No. 20141212-0113838 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 12, 2014.

The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151009-0103114, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20151015-0104932, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 100, Chancery Court, at Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **816 Smiley St., Nashville, Tennessee 37206**.

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), their heirs and 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), 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 the 4th DAY OF DECEMBER, 2018.

Harry Shields by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 HARRY SHIELDS, and who acknowledged he/she/they executed the same as the free act and deed of the said HARRY SHIELDS.

Witness my hand and official seal, this the 4th of December, 2018.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212