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Warranty Deed

Karen Y Johnson Davidson County Batch# 171575 DEEDWARR 12/07/2018 12:20:53 PM 2 pgs Fees: $13.00 Taxes: $1,812.63 20181207-0119563	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $489,900.00. Affiant Subscribed and sworn to before me, this the 5th day of December, 2018. Notary Public My commission expires: 3/8/22

ANGELA K. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mark Dear Emily Jane Gilfillan	BANK OF AMERICA	
5207 B Michigan Ave.	101 S Tryon St	091-07-0479.00
Nashville, TN 37209	Charlotte, NC 28255	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NICOLE PIERSIAK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK DEAR AND EMILY JANE GILFILLAN, HUSBAND AND WIFE,** 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 Lot No. 1116 of Block 166 as shown on the Plan No. 1, West Nashville of record in Plat Book 57, Pages 74 and 75, 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 portion of the same property conveyed to Mark A. Hayes, unmarried by Warranty Deed from Frances Johnson, Administrator for the Estate of Thomas Williams and Jeanan Mills Stuart, as Conservator for Ruby Williams, of record in Instrument No. 20071231-0149210, Register's Office for Davidson County, Tennessee, dated December 21, 2007 and recorded on December 31, 2007.

Being a portion of the same property conveyed to Blue Ridge Homes, LLC, Series 2 by Quitclaim Deed from Mark A. Hayes, of record in Instrument No. 20090113-0003281, Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 13, 2009.

Being a portion of the same property conveyed to Blue Ridge Homes, LLC, Series 21 by Quitclaim deed from Blue Ridge Homes, LLC, Series 2 of record in Instrument No. 20170814-0083129 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

Being a portion of the same property conveyed to Mark A. Hayes by Quitclaim deed from Blue Ridge Homes, Series 21, established as an entity within Blue Ridge Homes,

LLC, a Tennessee limited liability company of record in Instrument No. 20171117-0118399 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 17, 2017.

Being a portion of the same property conveyed to Nicole Piersiak by Warranty deed from Mark A. Hayes, married of record in Instrument No. 20171220-0129741 Register's Office for Davidson County, Tennessee, dated December 18, 2017 and recorded on December 20, 2017.

Being the same property conveyed to Nicole Piersiak, single by Quitclaim deed from Nicole Piersiak, single of record in Instrument No. 20180108-0002448 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 08, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5207 B Michigan Ave., Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of December, 2018.

Nicole Piersiak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole Piersiak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021