This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3431

Karen Johnson Davidson County
Batch# 190025 DEEDWARR
01/30/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20190130-0009152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2019

Notary Public
My Commission Expires: 3/8/2021

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pierce Development Group, LLC 1816 Hillside Ave Nashville, TN 37216	New Owner	10509014100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Frank Maxwell III and Martha Otts Maxwell, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pierce Development Group, LLC, a Tennessee Limited Liability Company**, 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:

Being a certain parcel of land situated within the bounds of Davidson County, Tennessee, being Lot No. 19 on the Map of the Bransford Realty Co.'s Resubdivision of the North part of A.B. Hill's Subd. of the Plant Lands, of record in Plat Book 421, page 77, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described parcel but specifically EXCLUDED therefrom is the following described tract being conveyed to the Metropolitan Development and Housing Agency by Warranty Deed dated September 7, 1973, of record in Book 4746, page 462, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Being a certain tract of land situated within the bounds of Davidson County, Tennessee, and being part of Lot No. 19 on the Map of the Bransford Realty Company's re-subdivision of the northern part of A.B. Hills Subdivision of the Plant Lands, of record in Book 421, page 77, Register's Office, and described as follows, to-wit:

BEGINNING at a point, said point being the intersection of the southern margin of Wade Avenue and the western property line of Parcel 105-9-141; thence along the southern margin of Wade Avenue in an easterly direction a distance of 35 feet, more or less, to a point; thence along a 100 foot radius in a southwesterly direction a distance of 38 feet, more or less, to the western property line of said parcel; thence along the western property line of said parcel in a northerly

direction a distance of 7 feet, more or less, to the point of beginning and containing 122 square feet, more or less.

Derivation Clause:

Being the same property conveyed to Frank Maxwell III and Martha Otts Maxwell, husband and wife by Warranty Deed from Eric N. Illarmo and Kristen Illarmo, husband and wife, dated January 16, 2015, recorded January 21, 2015, of record in Instrument No. 20150121-0006053, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1113 Wade Avenue, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2019.

GRANTOR:

Frank Maxwell III

Martha Otts Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank Maxwell, III and Martha Otts Maxwell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of January, 2019.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY