Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2155

Karen Johnson Davidson County
Batch# 194176 **DEEDWARR**
02/11/2019 03:46:36 PM 5 pgs
Fees: $28.00 Taxes: $943.50

20190211-0012837

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2019

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 2823 Hartford Dr Trust PO Box 160071 Nashville, TN 37216	SAME AS BUYER	119-10-0-090.00

WARRANTY DEED

FOR AND IN 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,

Loyd A. Pierce, Lesa A. Hickerson, Jennifer Lynn Conley, and Ameldia Dawn Pierce, Devisees under the Last Will and Testament of Lucille Pierce Bush

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 2823 Hartford Dr Trust

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 Lot No. 71 on the Plan of Hidden Acres of record in Plat Book 1130, Page 89, 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 the same property conveyed to M. Lucille Bush and Loyd A. Pierce, as tenants in common by Warranty deed from Linda H. Mangrum, married, Janice H. McDavitt, married and Delores H. Newcomb, unmarried of record in Instrument No. 20090107-0001467 Register's Office for Davidson County, Tennessee, dated December 31, 2008 and recorded on January 7, 2009. The said Lucille Pierce Bush AKA Mary Lucille Bush AKA M. Lucille Bush died April 13, 2018. Pursuant to Last Will and Testament for Lucille Pierce Bush (Probate Docket No. 18P-934, in the Probate Division of the Circuit Court for Davidson County, Tennessee) subject property devised to Loyd A. Pierce, Lesa A. Hickerson, Jennifer Lynn Conley, and Ameldia Dawn Pierce.

Being also known as 2823 Hartford Drive Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2823 Hartford Drive, Nashville. TN 37210

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

Dated this the 31st day of January, 2019.

Loyd A. Pierce, Devisee

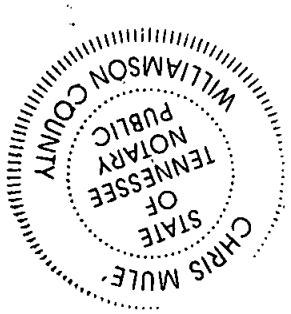
STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at Hendersonville TN this 31st day of January, 2019.

Notary Public
My Commission Expires: 1-31-19

(Notary Seal)



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

Dated this the 31st day of January, 2019.

Lesa A. Hickerson

Lesa A. Hickerson, Devisee

STATE OF CT

COUNTY OF HARTFORD

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

Witness my hand and official seal at Southington CT this 29th day of January, 2019.

Eileen K Carnein

Notary Public

My Commission Expires: EILEEN K. CARNEIN NOTARY PUBLIC MY COMMISSION EXPIRES SEP. 30, 2020

EILEEN K. CARNEIN NOTARY PUBLIC CONNECTICUT

(Notary Seal)

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

Dated this the 31st day of January, 2019.

Jennifer Lynn Conley, Devisee

STATE OF Oklahoma
COUNTY OF Canadian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Lynn Conley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Canadian County, Oklahoma this 31st day of January, 2019.

Christy L. Godbout
Notary Public
My Commission Expires: 01/24/20

CHRISTY L. GODBOUT NOTARY PUBLIC # 08000844 EXP. 01/24/20 STATE OF OKLAHOMA
Notary Seal

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

Dated this the 31st day of January, 2019.

Ameldia Pierce

Ameldia Dawn Pierce, Devisee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. **Ameldia Dawn Pierce** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1:43pm, 2826 Ent Rd. this 31st day of January, 2019.

Notary Public
My Commission Expires: 8/16/19

(Notary Seal)

NICHOLAS L. HODGE
Notary Public - State of Florida
Commission # FF 910073
My Comm. Expires Aug 16, 2019
Bonded through National Notary Assn.