Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

WARRANTY DEED

Karen Johnson Davidson County
Batch# 208552 DEEDWARR
03/22/2019 08:57:35 AM 2 pgs
Fees: $13.00 Taxes: $891.70

20190322-0026080

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$241,000.00.**

Katherine Warren
Affiant

Subscribed and sworn to before me this 19th day of March, 2019

Notary Public
My Commission expires: 10/6/21
(Affix Seal)

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zachary T. Pierce	Same as owner	150-08-0-136.00
3640 Huntingboro Trail		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James E. Tolbert, Jr. and Letisha N. Tolbert, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zachary T. Pierce and Shelbi R. Pierce, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 446 on the Plan of Phase I, Somerset, as shown on plat of record in Plat Book 6900, Pages 690 and 691, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James E. Tolbert, Jr. and Letisha N. Tolbert, husband and wife from Benjamin M. Richards and Daphne R. Cooper Richards, husband and wife by Warranty Deed on July 6, 2015, of record in Instrument Number 20150707-0065902, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan of record in Plat Book 6900, Pages 690 and 691, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, as amended in Book 7657, page 583, Book 7675, page 923, Book 8708, page 630, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, Book 9696, page 654, Book 10404, page 641, and Instrument No. 20060405-0039162, Register's Office for Davidson County, Tennessee.
- Charter of Somerset Homeowner's Association, Inc., of record in Book 7661, page 37, Register's Office for Davidson County, Tennessee.
- By-Laws of Hardison Hills Homeowner's Association, Inc., of record in Book 7619, page 679, as amended in Book 9509, page 363, and Book 9647, page 472, and Instrument No. 20090513-0044145, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3640 Huntingboro Trail, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 18, 2019.

James E. Tolbert Jr.

Letisha N. Tolbert

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Tolbert, Jr. and Letisha N. Tolbert,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 18, 2019

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY