Karen Johnson Davidson County
Batch# 221224 DEEDWARR
04/23/2019 03:07:15 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20190423-0037359

# Warranty Deed

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|---|---|
| STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $460,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of April, 2019.<br><br>Notary Public<br><br>My commission expires: 5-3-21 |

**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: |
|---|---|---|
| GCR Services WY/CO, LLC | | |
| P.O. Box D | New Owner | 091-12-0-031.00 |
| Sheridan, WY 82801 | | |

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 **GCR SERVICES WY/CO, LLC, A WYOMING 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:

Land in Davidson County, Tennessee, being Lot No. 514 in Block 85 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page (s) 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 Charles Andrew Tilghman a.k.a Drew Tilghman by Warranty deed from Blue Ridge Homes of TN, LLC of record in Instrument No. 20060803-0094925 Register's Office for Davidson County, Tennessee, dated July 11, 2006 and recorded on August 03, 2006.

Being a portion of the same property conveyed to Andrew Tilghman and wife, Lindsey J. Tilghman by Quitclaim deed from Andrew Tilghman a/k/a Charles Andrew Tilghman a/k/a Drew Tilghman, for the express purpose of creating a tenancy by the entirety of record in Instrument No. 20140212-0012594 Register's Office for Davidson County, Tennessee, dated February 12, 2014 and recorded on February 12, 2014.

Being a portion of the same property conveyed to Nicole Piersiak, unmarried by Warranty deed from Andrew Tilghman and wife, Lindsey J. Tilghman of record in Instrument No. 20180305-0020755 Register's Office for Davidson County, Tennessee, dated March 1, 2018 and recorded on March 5, 2018.

Being the same property conveyed to Nicole Piersiak, unmarried by Quitclaim deed from Nicole Piersiak, unmarried of record in Instrument No. 20180326-0028090 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 26, 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 4607B Illinois 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 15th day of April, 2019.

Nicole Piersiak by Steven T. Morris
her attorney-in-fact

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 Steven T Morris, as attorney in fact for 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 15th day of ~~April, 2019~~.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021