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

File Number: 1-19-4134

Karen Johnson Davidson County
Batch# 229910 DEEDWARR
05/14/2019 03:16:29 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190514-0045458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2019

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Ross Pickard Chelsey Alece Nariss 1844 Joy Circle Nashville, TN 37207	FRANKLIN SYNERGY BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	071-12-60.00

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, **Pierce Development Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Ross Pickard and Chelsey Alece Nariss, 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 Lots No. 24 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee.

Said Lots No. 24 fronts 50 feet on the easterly side of Joy Circle and runs back between parallel lines 150 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Pierce Development Group LLC, a Tennessee limited liability company by Quitclaim Deed (straw man) from Christopher B. Butler, Trustee, dated June 1, 2018, recorded June 1, 2018, of record in Instrument No. 20180601-0052613, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1844 Joy Circle, Nashville, TN 37207**.

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 13th day of May, 2019.

GRANTOR:

Pierce Development Group, LLC,
a Tennessee Limited Liability Company

By: _____
James Pierce, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Pierce, 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 is the Sole Member of Pierce Development Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of May, 2019.

_____
Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY