Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 245936 DEEDWARR
06/20/2019 09:29:46 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20190620-0059431

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2019.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donald Lee Pierce	New Owner	Map 091-15-0-E Parcel 022-00co
726 Centerpoint Lane		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan Gardner and Hannah Gardner, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Lee Pierce, an unmarried man

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 Unit/Cottage No. 22 on the Plan of Richland Station, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Richland Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Richland Station, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Ryan Gardner and Hannah Gardner, husband and wife by Deed dated October 9, 2015 from Richland Station, LLC, of record in Instrument No. 20151013-0103930 and corrected by Scrivener's Affidavit of record in Instrument No. 20151106-0113096, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Declaration of record in Instrument No. 20140213-0012916, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.(2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5756, Page 615, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions and By-Laws of Richland Station, of record in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee. (4) Charter of Richland Station Cottages Homeowners' Association, Inc. of record in Instrument No. 20140213-0012915, Register's Office for Davidson County, Tennessee. (5) All matters shown on the Boundary Plat of Richland Station of record in Instrument No. 20140220-0014719, said Register's Office. (6) Easement for Storm Sewers to the City of Nashville of record in Book 1711, Page 486, said Register's Office. (7) Unrecorded Sewer Easement referenced in the Deeds of record in Book 4418, Page 756 and Book 7791, Page 254, said Register's Office. (8) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131122-0120386, said Register's Office. (9) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as 726 Centerpoint Lane, Nashville, TN 37209

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 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 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 my/our hand(s) this **18th** day of **June, 2019.**

Ryan Gardner

Hannah Gardner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ryan Gardner and Hannah Gardner,** the within named sellers, 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 Nashville, Tennessee, this **18th** day of **June, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.