Karen Johnson Davidson County
Batch# 251830 **DEEDWARR**
07/02/2019 11:38:31 AM 2 pgs
Fees: $13.00 Taxes: $2,549.30

20190702-0064499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth L. Cate and Roy Charles White Wife and Husband	NEW OWNER (NAME)	
530 Sherwood Circle (ADDRESS)	(ADDRESS)	104-02-4C-037.00CO
Spartanburg, SC 29302 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edgar Harris Pierce, Jr. and wife Sarah Rhyne Pierce, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ruth L. Cate and Roy Charles White Wife and Husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 507, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE WEST END, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20080401-0032619, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED ESTABLISHING THE WEST END, OF RECORD AS INSTRUMENT NO. 20080408-0035628, AS FURTHER AMENDED BY SECOND AMENDMENT TO MASTER DEED ESTABLISHING THE WEST END AS INSTRUMENT NO. 20090512-0043586, AND AS FURTHER AMENDED BY AMENDMENT TO SECOND AMENDMENT TO MASTER DEED ESTABLISHING THE WEST END AS INSTRUMENT NO. 20090921-0087974, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM PLAT ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED.
TOGETHER WITH PARKING SPACE NUMBERS 112 AND 113, WHICH ARE AS LIMITED COMMON ELEMENTS APPURTENANT TO THE ABOVE-DESCRIBED UNIT, AS SET FORTH AND DEFINED IN THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO EDGAR HARRIS PIERCE, JR. AND WIFE, SARAH RHYNE PIERCE BY WARRANTY DEED FROM RONALD W. SANFORD AND WIFE, JANICE A. SCHWEITZER, OF RECORD IN INSTRUMENT NO. 20150407-0030549, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is Improved (X) property, known as 110 31st Avenue N, #507, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of June, 2019.

WARRANTY DEED
(Continued)

Edgar Harris Pierce, Jr.

Sarah Rhyne Pierce

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edgar Harris Pierce, Jr. and wife Sarah Rhyne Pierce, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072