Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $232,800.00.

Affiant

File Number: 1907421

Subscribed and sworn to before me, this 26th day of July, 2019.

Notary Public
My Commission Expires: 9/19/21

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Karen Johnson Davidson County
Batch# 263057 DEEDWARR
07/29/2019 08:29:48 AM 2 pgs
Fees: $13.00 Taxes: $861.36

20190729-0074079

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Emergent Properties, LLC	Emergent Properties, LLC	106-13-0-126.00
PO Box 100404	PO Box 100404	
Nashville, TN 37224	Nashville, TN 37224	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alicia R. Pierce and Brent Pierce, wife and husband**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Emergent Properties, LLC**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Section One Woodycrest of record in Plat Book 1835, Page 25, 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 the same property conveyed to Alicia R. Pierce and Brent L. Pierce, wife and husband by Warranty deed from Mary B. Brown, an unmarried woman of record in Instrument No. 20121105-0102090 Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on November 05, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 2008 Hutton Drive, Nashville, TN 37210.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 26th day of July, 2019.

Alicia R. Pierce

Alicia R. Pierce

Brent Pierce

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alicia R. Pierce and Brent Pierce, wife and husband with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 26th day of July, 2019.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY