Karen Johnson Davidson County
Batch# 276710 DEEDWARR
08/27/2019 09:08:35 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20190827-0086049

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 05-02-2020

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2020

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christian Scott Pierce	now owner	091-15-0E-010.00-CO
(NAME)	(NAME)	
606 Centerpoint Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James H Griffin Jr and Kimberly C Griffin, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christian Scott Pierce, single 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 10, Richland Station, as shown in Declaration of Covenants, Conditions, and Restrictions recorded in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to James H. Griffin, Jr. and wife, Kimberly C. Griffin by Warranty Deed from Hubert L. Worrell and Chelsie K. Worrell, husband and wife, dated 09/01/2017, of record in Instrument 201709080092614, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 606 Centerpoint Lane, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-19-606

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 hands this 22nd day of August, 2019.

James H Griffin Jr

Kimberly C Griffin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H Griffin Jr and Kimberly C Griffin, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 22nd day of August, 2019.

Notary Public
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20192166