Karen Johnson Davidson County
Batch# 314056 DEEDWARR
11/12/2019 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20191112-0116139

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2024

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2019

Notary Public

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 1407 Pierce Rd Trust PO Box 160071 Nashville, TN 37216	NEW OWNER	043-01-0-085.00

WARRANTY DEED

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

Bryant E. Piercey, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 1407 Pierce Rd Trust

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 parts of Lots "O" and "P" in the W.P. Ready Subdivision of Thornton Tract of record in Book 322, page 70, Register's Office for Davidson County, Tennessee. Bryan E. Piercey also known as Bryant E. Piercey

Beginning at a point in the Easterly margin of Pierce Avenue 287.8 feet Southwesterly from the Southerly margin of Lawrence Avenue; thence South 89 degrees 30 minutes East 250 feet to a point; thence North 21 degrees East 60 feet to a point; thence North 83 degrees 09 minutes West 212.5 feet to a point in the Easterly margin of Pierce Avenue; thence South 37 degrees 10 minutes West along the Easterly margin of said Avenue 100 feet to the point of beginning.

Being the same property conveyed to Bryan E. Piercey and wife Debra A. Piercey by Warranty deed from Northfork Properties, Inc. of record in Instrument No. 20040311-0028074 Register's Office for Davidson County, Tennessee, dated March 10, 2004 and recorded on March 11, 2004. Bryan E. Piercey is also known as Bryant E. Piercey.

The said Bryant E. Piercey and Debra A. Piercey have since divorced. Pursuant to the Final Decree of Divorce Docket No. 16D-2061, in the Third Circuit Court for Davidson County, Tennessee. The parties agree that the subject property, which is jointly owned by the parties, shall be, and is hereby, awarded to Husband, free and clear of any claim wife. All right, title, and interest of wife in and to said property shall be, and hereby, divested out of wife and vested solely and absolutely in husband.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1407 Pierce Road, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2019.

Bryant E. Piercey

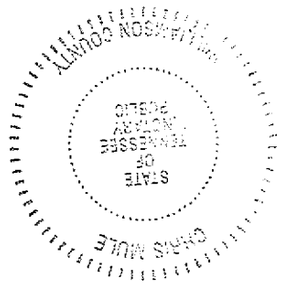
STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bryant E. Piercey** 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 Hendersonville, Tennessee this 31st day of October,

Notary Public
My Commission Expires: 4-3-20

(Notary Seal)



Dated this the 6th day of November, 2019.

Debra A. Piercey

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Debra A. Piercey** 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 Mt. Juliet, Tennessee this 6th day of November, 2019.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 1/19/22

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY