Karen Johnson Davidson County
Batch# 381228 DEEDWARR
04/02/2020 01:50:53 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20200402-0035609

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $515,000.00.

Affiant

Sworn to and subscribed before me this 31st day of March, 2020.

Notary Public
My Commission Expires:_____

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8 KW 20 5506B

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Chad Miller	5506B California Avenue	~~Owner~~ Pinnacle Bank	
5506B California Avenue		15025 Ballantyne	**091-02-0-313.00**
Nashville, TN 37209	Nashville, TN 37209	Pkwy, 2nd Floor	
		Charlotte NC 28277	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Lori L. Pierce single woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Chad Austin Miller, a single man,** (Grantee), his successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee and being Lot No. 1415 of Block No. 50, Plan No. 2, West Nashville as of record in Book 57, Page 172, said Register's Office for Davidson County, Tennessee.

Said Lot No. 1415 front 25 feet on the Northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Lori L. Pierce single woman by Warranty deed from Regal Homes, Co of record in Instrument No. 20160503-0043692 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

And Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of March, 2020.

Lori L. Pierce

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Lori L. Pierce single woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 31st day of March, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/2020

CHRISTINE N MA... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSO...