WARRANTY DEED

Karen Johnson Davidson County
Batch# 385505 DEEDWARR
04/14/2020 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20200414-0038820

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2.19.24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-030603

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deborah A. Bruni LeBoulch	Deborah A. Bruni LeBoulch	
(NAME) 2014 Merlin Ct.	(NAME) 2014 Merlin Ct.	105-14-0D-304.00
(ADDRESS) Naples, FL 34105	(ADDRESS) Naples, FL 34105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD PIERCE, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEBORAH A. BRUNI LEBOULCH,** MARRIED 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 No. 304 as set forth in the Master deed Establishing The Lofts on Eighth, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No, 2006116-0142670, as amended by Instrument No. 20071227-0148044, in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "E" of said Master Deed; and together with an undivided percentage ownership in the Common Elements of the Condominium as set forth on Exhibit "E-6" of said Master Deed.

Being the same property conveyed to Richard Pierce, unmarried by Warranty deed from Mark Robertson of record in Instrument No. 20161017-0109359 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 17, 2016.

Richard Pierce, Richard Maxwell Pierce, and Max Pierce are all one in the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 2201 8th Ave. South #304, Nashville, TN 37204
(House No.) (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 the 9th day of April, 2020

Mark Pierce
Richard Pierce
2020-04-09

STATE OF Tennessee
COUNTY OF Williamson

On this the 9th day of April, 2020, before me personally appeared by audio-video communication and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2020.

Laura Perry
Notary Public

My Commission Expires: Sep. 20, 2023

(SEAL)

Re-signed by Laura Perry on April 09, 2020 at 03:25 PM CDT
NOTARY PUBLIC
LAURA PERRY
State of Tennessee
Online Notary Public
County of Williamson
My Commission Expires:
September 20, 2023
Notarized remotely via audio/video communication

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Lori Patterson, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY