This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 14 day of August, 2020.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew Alan Pierce 1604 Woodland St Nashville, TN 37206	New Owner	083-10-0 196.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACOB H. GORDON, AN UNMARRIED MAN, AND AIMEE N. MCCAULEY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW ~~ALAN~~ PIERCE, AN UNMARRIED MAN AND KATHRYN ANN LIGHT, AN UNMARRIED WOMAN,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

* as tenants in common with the right of survivorship

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of LINDSLEY SUBDIVISION OF THE CHADWELL TRACT, of record in Plan Book 2, Page 24, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Description is the same as in prior deed of record.

Being the same property conveyed to Aimee N. McCauley and Jacob H. Gordon by deed from Brian M. McCauley dated 09/18/2008, of record in Instrument No. 20081013-0103002, said Register's Office.

This instrument is executed by Jenny West as Attorney-in-Fact for Jacob H. Gordon, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee.
202008190093352
This instrument is executed by Jenny West as Attorney-in-Fact for Aimee N. McCauley, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee.
202008190093353
Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1604 Woodland St, Nashville, TN 37206.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

Karen Johnson Davidson County
Batch# 460131 DEEDWARR
08/19/2020 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200819-0093354

AVM by JW A.F
JHG by JW A.F

Witness my hand this the _____day of August, 2020.

Jacob H. Gordon by Jenny West Attorney in Fact
Jacob H. Gordon
BY: Jenny West as Attorney-in-Fact

Aimee N McCauley by Jenny West Attorney in Fact
Aimee N. McCauley
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of August, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jacob H Gordon by Specific POWER OF ATTORNEY dated August 5, 2020, and who acknowledged that he executed the same as the free act and deed of Jacob H Gordon..

Witness my hand and official seal this 14th day of August, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of August, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aimee N. McCauley by Specific POWER OF ATTORNEY dated August 5, 2020, and who acknowledged that he executed the same as the free act and deed of Aimee N. McCauley.

Witness my hand and official seal this 14th day of August, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

