WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

R-EVN-20-3057

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Caria Fabro	SAME	
(NAME)	(NAME)	**117-02-0D-024.00-CO**
3057 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN FIELDING PIERCE AND ANNE L. PIERCE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RACHEL CARIA FABRO, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 24 on the plan of Condominium Site of the Clairmont Condominiums, of record in Book 6200, page 551, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Fielding Pierce and Anne L. Pierce, husband and wife by Warranty deed from John Kuhnle and Edith Kuhnle, husband and wife of record in Instrument No. 20200408-0036836 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 08, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 6200, Page 551, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7096, Page 940, Book 7096, page 948, amended in Book 7108, page 98, Book 7117, page 70, Book 7637, page 319 and Book 8263, page 703, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8108, Page 993; Book 8251, Page 180; Instrument No. 20081210-0119056 and Instrument No. 20140314-0021310, in the Register's Office for Davidson County, Tennessee.
- Charter for the Clairmont Condominium HOA of record in Book 7137, Page 826; Book 796, Page 128; Book 8168, Page 430 and Book 8172, Page 28, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Book 7000, Page 153; Book 7370, Page 995; Book 7961, Page 410 and Book 8380, Page 642, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 4067, Page 943, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3057 Woodlawn Drive, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 547835 **DEEDWARR**
01/06/2021 09:39:46 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210106-0002279

Witness my/our hand(s) this the 5th DAY OF JANUARY, 2021.

John Fielding Pierce

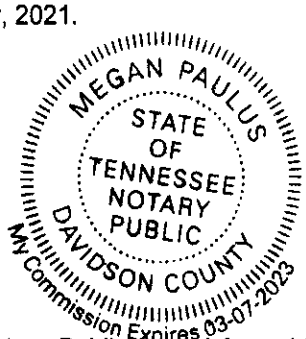
Anne L. Pierce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN FIELDING PIERCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whc acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

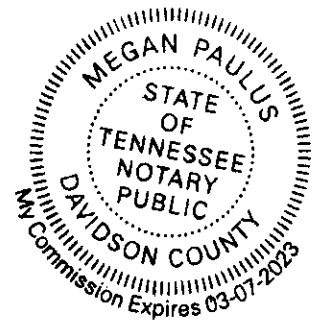


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE L. PIERCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212