WARRANTY DEED

Instr:200003240029897 Page: 1 OF 2
REC'D FOR REC 03/24/2000 9:48:24AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: May 16, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Lippard	John D. Lippard	68
(NAME)	(NAME)	
241 Welch	241 Welch	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bob Sparrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Lippard, unmarried, 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:

Being Lot No. 33 on the Plan of Section One, Herbert Heights, as of record in Book 3500, Page 28, Register's Office for said County.

Being the same property conveyed to Bob Sparrow by deed of Record ~~in Book ___, Page ___~~ Simultaneously herewith Register's office for Davidson County, Tennessee. Nilda M. Sisk predeceased Hume A. Sisk. Hume A. Sisk died testate leaving all property, real and personal to Jessica Myana Sisk, reference dockett #99200 Davidson County probate court.

unimproved ☐

This is improved ☒ property, known as 241 Welch, Nashville, 37211

(House Number) (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 1st day of March, 2000.

Bob Sparrow

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally Appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessica Bob Sparrow with whom I am personally acquainted or proved to me on the basis of satisfactory evidence,, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of March, 2000.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public

