Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/02 12:18 3pgs
Fees:18.00 Taxes:92.50

20020129-0012271

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$25,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF JANUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 29, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Wisniewski	OWNER	**Map 87, Parcel 63**
(NAME) **4275 Central Pike**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary Ann Tackett**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **MY ONE-HALF INTEREST** UNTO **GARY WISNIEWSKI**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **4275 Central Pike, Hermitage, TN 37076**
(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 **25th day of January, 2002**.

Mary Ann Tackett

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 Mary Ann Tackett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 25th day of January, 2002.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-29-05

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated November 10, 1981 and revised November 12, 1981 and known as Job No. 81-241, as follows:

TRACT NO. 1

Beginning at an iron pin set on the northerly margin of Central Pike, said point of beginning being the southwest corner of this tract and also being the southeast corner of the John W. Davenport land of record in Deed Book 1324, Page 57, Register's Office for Davidson County, Tennessee, thence leaving the margin of the said Pike and with Davenport's line North 08 deg. 46 min. 13 sec. East 93.00 feet to an iron pin; thence continuing with Davenport South 83 deg, 27 min. 38 sec. East 65.52 feet to an iron pin; thence leaving Davenport's land and with the westerly line of Tract No. 2 below South 09 deg. 05 min. 37 se. West 92.99 feet to an iron pin set on the northerly margin of the aforesaid Central Pike; thence with the margin of the said Pike North 83 deg. 29 min. 08 se. West 65.00 feet to the point of beginning, containing 0.14 acre, more or less.

TRACT NO. II

Beginning at an iron pin set on the northerly margin of Central Pike, said point of beginning being the Southeast corner of this tract and also being the Southwest corner of the Robert A. Foster land of record in Deed Book 3577, Page 139, Register's Office for Davidson County, Tennessee; thence with the margin of the said Pike, North 83 deg. 29 min. 08 sec. West 75.00 feet to an iron pin; thence leaving the margin of the said Pike and with the line of Tract No. 1 described above North 09 deg. 05 min. 27 sec. East 92.99 feet to an iron pin; thence leaving said Tract No. 1 and with the line of the John W. Davenport land North 10 deg. 19 min. 13 sec. East 459.09 feet to an iron pin; thence continuing with Davenport land South 84 deg. 05 min. 30 sec. East 74.24 feet to an iron pin; thence leaving Davenport land and with the said Robert Foster Smith land South 10 deg. 01 min. 46 sec West 552.80 feet to the point of beginning, containing 0.95 acres, more or less.

Being the same property conveyed to Mary Ann Tackett and Gary Wisniewski as Tenants in Common by deed of record in Book 9017, Page 460, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.