Box 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE FORD CO. TENN

My Commission Expires

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$68,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF FEBRUARY, 2003.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(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
John M. Sissom	Owner	**136-3-C 89CO**
(NAME)	(NAME)	
3724 Colonial Heritage		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Caleb P. Dixon**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John M. Sissom and wife Irene M. Sissom**, 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 39 on Lot #20, Heritage Village of Priest Lake Park, Section 2, of record in Book 5200, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and complete legal description.

Being the same property conveyed to Caleb P. Dixon, unmarried by deed of record in Book 10039, Page 361, Register's Office for **Davidson** County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **3724 Colonial Heritage, Nashville, TN 37217**

(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.

Davidson County DEEDWARR
Recvd: 03/05/03 11:01 2pgs
Fees:13.00 Taxes:253.45
20030305-0029020

Witness **my/our hand(s)** this **14th day of February, 2003**.

Caleb P. Dixon

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 Caleb P. Dixon 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 Nashville, Tennessee, this 14th day of February, 2003.

Commission expires: 1-25-2006

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.
My Commission Expires