WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/29/04 10:19 2pgs
Fees:13.00 Taxes:925.00

20041129-0141288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Atkisson		Map 133
(NAME)	(NAME)	Group 02-2
P.O. Box 1605	same	
(ADDRESS)	(ADDRESS)	Parcel 328
Brentwood, TN. 37024-1605		
(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,

Rossmore Enterprises, a California Corporation ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald D. Atkisson and Wife, Karen Atkisson ,

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 a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being the same property conveyed to W.P. Sanford and A.J. Shelton, et ux, in Deed Book 638, Page 592, R.O.D.C., Tennessee, and being more particularly described by metes and bounds as follows according to a survey prepared by Dale and Associates, Inc., dated February 21, 1985.
Beginning at a point in the easterly right-of-way of Nolensville Road (80' R-O-W) and the northerly margin of an alley; thence along said right-of-way N 22 deg. 44' 01" W a distance of 150.24 feet to a point marking the beginning of a radius intersecting the southerly right-of-way of McCall Street (50' R-O-W); thence around said curve to the right having a central angle of 119 deg. 39' 01", a radius of 13.00 feet a total length of 27.115 feet to a point; thence S 83 deg. 05' 00" E a distance of 165.35 feet to a point; thence S 6 deg. 55' 00" W a distance of 150.00 feet to a point; thence N 83 deg. 05' 00" W a distance of 102.32 feet to the point of beginning and containing 0.49 acres of land, more or less.

Being the same property conveyed to Rossmore Enterprises, a California Corporation by Warranty Deed dated November 2, 1992 from Philip S. Sirianni, Trustee of the Philip S. Sirianni and Janice B. Sirianni 1981 Revocable Living Trust of record in Book 8823, Page 474, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3404 Nolensville Road, Nashville, TN 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 our hands this 10th day of November, 2004.

Philip Sirianni, Jr.

CHRISTINE SHACKELFORD

Rossmore Enterprises

By: _____

Attest: _____

STATE OF California
COUNTY OF ORANGE

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Philip Sirianni, Jr. with whom I am personally acquainted and who upon his oath acknowledged Philip Sirianni, Jr. to be the President of Rossmore Enterprises, a California Corporation the within named bargainer, a corporation, and that, Philip Sirianni, Jr. as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Philip Sirianni, Jr. as such President.

Witness my hand and official seal this 10th day of November, 2004

My Commission Expires: MARCH 17, 2006

Gloria J. Weitzel
Notary Public

GLORIA J. WEITZEL
Commission # 1346858
Notary Public - California
Orange County
My Comm. Expires Mar 17, 2006

File Number2410186

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122