WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 10:26 2 pgs
Fees:13.00 Taxes:436.60
20060103-0000344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GAIL L. HIGNUTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Mooradian	FifthThird Mtg. Company	53-7-50
(NAME)	(NAME)	
1704 Riverside Road	336 Main Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Franklin, Tn 37064	
(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, Jeremy Stinson, unmarried, and Luke Sisco and wife, Margaret S. Sisco, a/k/a Margaret Elizabeth Smith Sisco HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Mooradian and wife, Kathleen W. Mooradian, 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. 22, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, Book 1424, Page 131, Register's Office for Davidson County, Tennessee; fronting 120.0 feet on Riverside Road, containing .32 acres, more or less;

Being the same property conveyed to Jeremy Stinson, by Quitclaim Deed dated December 28, 2001, from Luke Sisco and wife, Margaret S. Sisco, as of record in Instrument No. 20011231-0144694, Register's Office for Davidson County, Tennessee.

Luke Sisco and Margaret S. Sisco retain a life estate in said property. Luke Sisco and wife, Margaret S. Sisco join in executing this Warranty Deed to convey any and all interest they may have in subject property.

Gail Sisco Stinson is signing on behalf of Luke Sisco and Margaret Elizabeth Smith Sisco pursuant to Power of Attorney recorded as Instrument No. 20040825-0102646 and as Instrument No. 20040825-0102647, Register's Office for Davidson County, Tennessee

Subject to and/or reserving one (1) permanent easement 10 feet wide for utilities and one (1) special easement 5 feet wide for sewer; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

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

unimproved ☐

This is improved ☒ property, known as 1704 Riverside Road, Old Hickory, TN 37138

(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 hand this 29th day of December, 2005.

Luke Sisco by Gail Sisco Stinson as his Atty-in-Fact
Luke Sisco
By: Gail Sisco Stinson as his Attorney-in-Fact

Jeremy Stinson

Margaret S. Sisco by Gail Sisco Stinson as her Atty-in-fact
Margaret S. Sisco
By Gail Sisco Stinson as her Attorney-in-Fact

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 Jeremy Stinson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2005.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY

On this 29th day of December, 2005 before me personally appeared Gail Sisco Stinson, the person who executed the foregoing instrument on behalf of Luke Sisco and Margaret S. Sisco, and acknowledged that they executed the same as the free act and deed of the said Luke Sisco and Margaret S. Sisco, through Power of Attorney granted her by the said Luke Sisco and Margaret S. Sisco.

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2005.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES: 11/14/2009 DAVIDSON COUNTY