Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/07 14:38 2 pgs
Fees:13.00 Taxes:1498.50
20070418-0046414

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$405,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF APRIL, 2007.**

Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Kitchen Designs and Cabinetry, LLC** | **SAME** | **116-16-73** |
| (NAME) | (NAME) | |
| 4114 /4107 **Estes Road** | **4114 Estes Road** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | **Nashville, TN 37215** | |
| (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, **John C. Sisco, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kitchen Designs and Cabinetry, LLC**, 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 Lot No. 10 on the plan of Evergreen Heights, Section I, of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore complete and accurate description.

Beginning on the westerly margin of Estes Avenue at the corner of Lot Nos. 9 & 10; thence with the line between said two lots westwardly 300 feet to the easterly line of lot No. 11; thence with the same southwardly 102 feet to the northerly margin of Hobbs Road; thence with the same southeastwardly 255 feet to the beginning of a curve; thence around curve with a radius of 40 feet northeastwardly 74.9 feet the westerly margin of Estes Avenue; thence with the same northwardly 125 feet to the point of beginning.

BEING the same property conveyed to John C. Sisco, an unmarried person by General Warranty Deed by John H. Roe, Executor of The Estate of Emily H. Roe of record in Instrument No. 20031028-0158562, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4107 Estes Road, Nashville, TN 37215**
(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 **16th day of April, 2007**.

**John C. Sisco**
By: Clayton Jeffords, Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Clayton Jeffords,** with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be the Attorney-In-Fact, by Power of Attorney, on behalf of **John C. Sisco**, and to be the person who executed the foregoing instrument for the purpose therein contained, and that HE executed the same as HIS free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **16th day of April, 2007**.

Commission expires:

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Justin Tatum
Notary Public

My Commission Expires JULY 19,2008