WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 12:51 2 pgs
Fees:13.00 Taxes:2941.50
20080805-0080628

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$795,000.00**

Joseph S Bars Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph S. Bars Jr. **Sally Bars**	**Community First Bank & Trust**	**117-6-94**
(NAME) **2306 Woodmont Blvd**	(NAME) **9045 Carothers Parkway**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Franklin, TN 37067**	
(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, **Deborah D. Sherman and spouse, Timothy J. Siktberg**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph S. Bars Jr. and wife, Sally Bars and Elaine Proctor**, 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 the westerly 125 feet of Lot No. 34 on the unrecorded Map of E.L. Hampton's Hillsboro Heights.

SAID Lot No. 34 fronts 125 feet on the northerly margin of Woodmont Boulevard and runs back between parallel lines 367.7 feet to a line in the rear which measures 125 feet thereon.

Being the same property conveyed to Deborah D. Sherman and spouse, Timothy J. Siktberg by deed from Terry L. Hill and spouse, Mary V. Hill of record in Book 9370, page 933 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2306 Woodmont Blvd, 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 our hands this 1st day of August, 2008.

Deborah D. Sherman by Timothy J. Siktberg Attorney in fact

Deborah D. Sherman
By: Timothy J. Siktberg, Attorney in Fact

Timothy J. Siktberg

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 Timothy J. Siktberg, the bargainor, 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 1ST DAY OF AUGUST, 2008.

Commission expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Timothy J. Siktberg with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Deborah D. Sherman and being authorized to act on behalf of said persons he executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1ST DAY OF AUGUST, 2008.

Commission expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public