WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/09 11:18 2 pgs
Fees:13.00 Taxes:869.50
20090403-0030322

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 8/23/11
(AFFIX SEAL)

HALE E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Sisemore	SAME	08800004100
(NAME)	(NAME)	
7440 Lakeview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Kevin Schierling and wife, Michelle Schierling, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Sisemore and wife, Norma M. Sisemore 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 located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee on the Norterly margin of Lakeview Drive bounded on the North by Fulton and Lee on the East by Sutherland on the South by Lakeview Drive and on the West by Sawyers described according to a boundary survey dated May 2, 2005, by Campbell, McRae and Associates surveying Inc. (John Hood TN R.L.S. # 1838 as follows:

BEGINNING at an iron rod (old) on the northerly margin of Lakeview Drive, said rod being the southeast corner of the David W. Sutherland land (Book 8906, Page 36, Register's Office of Davidson county, Tennessee).

And being located South 52° 04 minutes 40 seconds West 249.86 feet from an iron rod (old) at said Sutherlands southeast corner; thence with said northerly margin South 52° 22 minutes 09 seconds West 305.48 to an iron rod (new) at the southeast corner of the J.D. Sawyers land (Book 4618, Page 790, Register's Office for Davidson County, Tennessee), said rod being located North 52° 14 minutes 17 seconds East 265.00 feet from an iron rod (old) at said Sawyer's southwest corner; thence leaving said northerly margin with said Sawyer's North 37° 28 minutes 39 seconds West 494.14 feet to an iron rod (old) in the Southerly line of the J.M. Fulton land (Book 6855, Page 991, Register's Office for Davidson County, Tennessee); thence with said Fulton North 56° 25 minutes 01 seconds East 225.12 feet to an iron rod (old) at a common corner to said Fulton and Michael T. Lee (Book 9013, Page 62, Register's Office for Davidson County, Tennessee); thence continuing with said Lee North 62° 24 minutes 18 seconds East 50.10 feet to an iron rod (old) at said Sutherlands northwest corner; thence with said Sutherland South 41° 19 minutes 10 seconds East 470.49 feet to the point of beginning containing 3.21 acres, more or less.

Being the same property conveyed to Kevin Schierling and wife, Michelle Schierling, by Warranty Deed of record in Instrument No. 20050516-0054982 from Barton Wade Dennis of record in Instrument No. 20050516-0054982, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Kevin Schierling and Michelle Schierling by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090403-0030321, in the 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 7440 Lakeview Drive, Nashville, TN 37209
(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 30th day of March, 2009.

Kevin Schierling by Andy Brown as his Attorney-in-Fact
Kevin Schierling
By Andy Brown as His Attorney-in-Fact

Michelle Schierling by Andy Brown as her attorney in fact
Michelle Schierling
By Andy Brown as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3/30/09 of March, 2009 before me personally appeared Andy Brown, the person who executed the foregoing instrument on behalf of Kevin Schierling and Michelle Schierling, and acknowledged that they executed the same as the free act and deed of the said Kevin Schierling and Michelle Schierling, through Power of Attorney granted Andy Brown by the said Kevin Schierling and Michelle Schierling.

Witness my hand and official seal at Franklin, Tennessee this 30th day of March, 2009.

Commission expires:

Beth Trimble Notary Public My Comm. Exp 03/20/2010 State of Tennessee Davidson County

Notary Public

I, Liz Maison, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Liz Maison
Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Liz Maison, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Daphne M Davis
Notary's Signature

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-14-09

(Seal)