BILL GARRETT, Davidson County
Trans:T20110058566 DEEDWARR
Recvd: 09/21/11 10:01 2 pgs
Fees:13.00 Taxes:148.00
20110921-0073029

**THIS INSTRUMENT PREPARED BY:**
**Ronald B. Buchanan, Attorney at Law**
**165 Indian Lake Boulevard, Suite 101**
**Hendersonville, Tennessee 37075**

*(FROM INFORMATION PROVIDED BY THE PARTIES)*

**Map/Parcel**
**042-07 0 A 058.00 CO**

# WARRANTY DEED

**FROM:**
**QUINCY N. STYKE, III and wife,**
**JENNIFER W. STYKE**
**879 Heritage Circle**
**Madison, Tennessee 37115**

**SEND TAX BILLS TO:**
**E.A. SIRCY, JR.**
**P.O. Box 192**
**Madison, Tennessee 37115**

**NAME & ADDRESS OF NEW OWNER:**
**E.A. SIRCY, JR.**
**P.O. Box 192**
**Madison, Tennessee 37115**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Quincy N. Styke, III and wife, Jennifer W. Styke, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said E.A. SIRCY, JR., unmarried, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Revised, Phase Two, Heritage Square as of record in Plat Book 5200, Page 378, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Quincy N. Styke, III and wife, Jennifer W. Styke by Deed dated February 28, 1983, and executed by Fox Ridge Homes, Inc. and recorded in Book 6016, Page 426, Register's Office of Davidson County, Tennessee.

This is improved property known as 879 Heritage Circle, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantors, their successors, heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. Grantors further

covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 19th day of September, 2011, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

Quincy N. Styke III
QUINCY N. STYKE, III

Jennifer W. Styke
JENNIFER W. STYKE

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Quincy N. Styke, III and wife, Jennifer W. Styke, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 19th day of September, 2011.

Ronald E. Buchaman
NOTARY PUBLIC

RONALD E. BUCHAMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires: 08/20/14

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $40,000.00.

Quincy N. Styke III
AFFIANT.

Sworn to and subscribed before me on this the 19th day of September, 2011.

Ronald E. Buchaman
NOTARY PUBLIC

RONALD E. BUCHAMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Comm. Expires: 08/20/14

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