Conveyance tax paid in Robertson County see below

Frankie Fletcher, Register
Robertson County Tennessee
Rec #: 207670 Instrument #: 241435
Rec'd: 20.00 Recorded
State: 444.00 10/14/2011 at 12:43 PM
Clerk: 1.00 in Record Book
Other: 2.00 1435
Total: 467.00 Pgs 885-888

STATE OF TENNESSEE
COUNTY OF ROBERTSON & DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 7, 2011

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110064781 DEEDWARR
Recvd: 10/17/11 13:19 4 pgs
Fees:22.00 Taxes:0.00
20111017-0080612

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Orlando and wife, Mia Orlando	SAME	P/O 141-63.00 ROBERTSON
(NAME)	(NAME)	P/O 1-16.00 DAVIDSON CO.
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jim Sisco, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lawrence Orlando and wife, Mia Orlando, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ROBERTSON & DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING A TRACT OR PARCEL OF LAND LYING IN THE 12TH CIVIL DISTRICT OF ROBERTSON COUNTY AND THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING PART OF THE SAME PROPERTY CONVEYED TO JIM SISCO BY DEEDS OF RECORD IN BOOK 1078, PAGE 491, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE , AND BY INSTRUMENT NO. 20051230-0156829 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BOOK 1224, PAGE 565, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE.

CHARLENE SISCO EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JIM SISCO, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD IN BOOK 1435, PAGE 879, REGISTER'S OFFICE FOR ROBERTSON COUNTY, TENNESSEE AND BY INSTRUMENT NO. 20111017-0080611, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR IS RESPONSIBLE FOR THE 2011 DAVIDSON AND ROBERTSON COUNTY TAXES.

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

unimproved (X)
This is improved ( ) property, known as Browns Lake Road, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 14th day of October, 2011.

Jim Sisco

Jim Sisco by Charlene Sisco Attorney in Fact

BY: CHARLENE SISCO, ATTORNEY-IN-FACT

State of Tennessee :
County of Davidson

On this 14th day of October, 2011, before me, a notary public in and for the said County and State, Charlene Sisco, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jim Sisco, and who acknowledged that she executed the same as the free act and deed of the said Jim Sisco.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of October, 2011.

Mary Birthright

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

My commission expires: 11-7-11

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

EXHIBIT "A" LEGAL DESCRIPTION

TRACT 2

BEGINNING ON AN IRON PIN IN THE EAST MARGIN OF SOUTH DIVIDING ROAD, SAID PIN BEING THE SOUTHWEST CORNER OF A 50 FOOT STRIP OF TRACT 1 OF THE JIM SISCO COMPANY PROPERTY AND THE NORTHWEST CORNER OF A 50 FOOT STRIP OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING SAID MARGIN OF SAID ROAD AND RUNNING WITH THE DIVIDING LINE OF TRACT 1 OF THE JIM SISCO COMPANY PROPERTY AND THE TRACT HEREIN DESCRIBED AS FOLLOWS: ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 20 DEGS. 46 MINS. 49 SECS., A RADIUS OF 167.55 FEET, A CHORD OF SOUTH 85 DEGS. 47 MINS. 22 SECS. EAST 60.44 FEET AND AN ARC LENGTH OF 60.77 FEET TO AN IRON PIN, SOUTH 75 DEGS. 23 MINS. 57 SECS. EAST 115.00 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 45 DEGS. 18 MINS. 15 SECS., A RADIUS OF 209.55 FEET, A CHORD OF NORTH 81 DEGS. 56 MINS. 55 SECS. EAST 161.41 FEET AND AN ARC LENGTH OF 165.69 FEET TO AN IRON PIN, NORTH 59 DEGS. 17 MINS. 48 SECS. EAST 57.41 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 31 DEGS. 03 MINS. 35 SECS., A RADIUS OF 525.00 FEET, A CHORD OF NORTH 43 DEGS. 46 MINS. 00 SECS. EAST 281.13 FEET AND AN ARC LENGTH OF 284.60 FEET TO AN IRON PIN, NORTH 76 DEGS. 38 MINS. 41 SECS. EAST 101.36 FEET TO AN IRON PIN, NORTH 86 DEGS. 59 MINS. 38 SECS. EAST 71.22 FEET TO AN IRON PIN, SOUTH 88 DEGS. 48 MINS. 38 SECS. EAST 76.13 FEET TO AN IRON PIN, NORTH 87 DEGS. 08 MINS. 01 SECS. EAST 53.88 FEET TO AN IRON PIN, NORTH 75 DEGS. 47 MINS. 47 SECS. EAST 87.90 FEET TO AN IRON PIN, NORTH 66 DEGS. 34 MINS. 30 SECS. EAST 167.09 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 39 DEGS. 47 MINS. 18 SECS., A RADIUS OF 198.00 FEET, A CHORD OF NORTH 86 DEGS. 28 MINS. 08 SECS. EAST 134.75 FEET AND AN ARC LENGTH 137.50 FEET TO AN IRON PIN, SOUTH 73 DEGS. 38 MINS. 13 SECS. EAST 36.98,FEET TO AN IRON PIN, SOUTH 85 DEGS. 33 MINS. 38 SECS. EAST 101.81 FEET TO AN IRON PIN, SOUTH 76 DEGS. 48 MINS. 20 SECS. EAST 38.52 FEET TO AN IRON PIN, SOUTH 66 DEGS. 22 MINS. 17 SECS. EAST 60.55 FEET TO AN IRON PIN, NORTH 05 DEGS. 10 MINS. 11 SECS. EAST 1030.33 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF TRACT 1 OF THE JIM SISCO COMPANY PROPERTY AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE NORTH 78 DEGS. 05 MINS. 57 SECS. EAST 709.77 FEET TO AN IRON PIN IN THE WEST BOUNDARY LINE OF THE W. L. HAWKINS PROPERTY, SAID PIN BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE SOUTH 05 DEGS. 10 MINS. 11 SECS. WEST 928.92 FEET TO AN IRON PIN, SOUTH 05 DEGS. 13 MINS. 53 SECS. WEST 186.25 FEET TO A 36 INCH SYCAMORE, SOUTH 11 DEGS. 19 MINS. 04 SECS. WEST 64.65 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF TRACT 3 OF THE JIM SISCO COMPANY PROPERTY AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH THE DIVIDING LINE OF SAID TRACT 3 AND THE TRACT HEREIN DESCRIBED AS FOLLOWS: SOUTH 78 DEGS. 46 MINS. 58 SECS. WEST 17.47 FEET TO AN IRON PIN, SOUTH 84 DEGS. 42 MINS. 07 SECS. WEST 604.38 FEET TO AN IRON PIN, NORTH 83 DEGS. 26 MINS. 55 SECS. WEST 56.03 FEET TO AN IRON PIN, NORTH 66 DEGS. 22 MINS. 17 SECS. WEST 77.18 FEET TO AN IRON PIN, NORTH 76 DEGS. 48 MINS. 20 SECS. WEST 30.12 FEET TO AN IRON PIN, NORTH 85 DEGS. 33 MINS. 38 SECS. WEST 103.20 FEET TO AN IRON PIN, NORTH 73 DEGS. 38 MINS. 13 SECS. WEST 42.20 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 39 DEGS. 47 MINS. 18 SECS., A RADIUS OF 148.00 FEET, A CHORD OF SOUTH 86 DEGS. 28 MINS. 08 SECS. WEST 100.72 FEET AND AN ARC LENGTH OF 102.78 FEET TO AN IRON PIN, SOUTH 66 DEGS. 34 MINS. 30 SECS. WEST 171.12 FEET TO AN IRON PIN, SOUTH 75 DEGS. 47 MINS. 47 SECS. WEST 96.89 FEET TO AN IRON PIN, SOUTH 87 DEGS. 08 MINS. 01 SECS. WEST 60.61 FEET TO AN IRON PIN, NORTH 88 DEGS. 48 MINS. 38 SECS. WEST 76.07 FEET TO AN IRON PIN, SOUTH 86 DEGS. 59 MINS. 38 SECS. WEST 64.86 FEET TO AN IRON PIN, SOUTH 76 DEGS. 38 MINS. 41 SECS. WEST 74.96 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 28 DEGS. 46 MINS. 46 SECS., A RADIUS OF 575.00 FEET, A CHORD OF SOUTH 44 DEGS. 54 MINS. 25 SECS. WEST 285.79

FEET AND AN ARC LENGTH OF 288.82 FEET TO AN IRON PIN, SOUTH 59 DEGS. 17 MINS. 48 SECS. WEST 57.41 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 45 DEGS. 18 MINS. 15 SECS., A RADIUS OF 259.55, A CHORD OF SOUTH 81 DEGS. 56 MINS. 55 SECS. WEST 199.92 FEET AND AN ARC LENGTH OF 205.23 FEET TO AN IRON PIN, NORTH 75 DEGS. 23 MINS. 57 SECS. WEST 13.10 FEET TO AN IRON PIN, SOUTH 04 DEGS. 54 MINS. 24 SECS. WEST 17.48 FEET TO AN IRON PIN; SAID PIN BEING THE NORTHEAST CORNER OF THE JERRY W. COUNCE PROPERTY, THENCE NORTH 73 DEGS. 42 MINS. 12 SECS. WEST 138.15 FEET TO AN IRON PIN, NORTH 75 DEGS. 42 MINS. 12 SECS. WEST 27.12 FEET TO AN IRON PIN IN THE EAST MARGIN OF SOUTH DIVIDING ROAD, THENCE WITH SAID MARGIN OF SAID ROAD AS FOLLOWS: NORTH 27 DEGS. 30 MINS. 05 SECS. EAST 22.96 FEET TO A POINT, NORTH 06 DEGS. 46 MINS. 45 SECS. EAST 43.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.62 ACRES MORE OR LESS BY SURVEY. THERE IS A INGRESS/EGRESS EASEMENT ALONG EXISTING ROAD RUNNING WITH THE SOUTH PROPERTY LINE OF THIS TRACT.