BILL GARRETT, Davidson County
Trans:T20120050523 DEEDWARR
Recvd: 07/10/12 09:01 2 pgs
Fees:13.00 Taxes:443.63

20120710-0060363

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$119,900.00**

Anthony W. Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015
(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
Laura Colleen Reaves	First Community Mgt	**089000012.00**
(NAME)	(NAME)	
7577 River Road Pike	P.O. Box 660592	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas TX 75266-0592	
(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, **Thomas Henry Sircy, Trustee of the Adrian Gilma Sircy Family Trust,**** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Colleen Reaves, unmarried,**** 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:

u/a/d January 27, 2011

A parcel of land in the 8th Civil District of Davidson County, Tennessee, on the easterly side of the present River Road and being a portion of a 145.66 acre tract of land described in deed from Mrs. Nannie Rucker, et al, to Carsie Sircy and wife, as of record in Book 1194, Page 12, Register's Office for said County, described according to a survey made by S.H. Hutchison in January 1959 as follows:

Beginning at a point in the center of the present River Road 1009 feet from the northwest corner of said 145.66 acre tract; thence with the center of said road south 8 degrees and 30 minutes west 266 feet to a point in the center of said River Road; thence leaving said road and going south 83 degrees east 136 feet to a stake; thence north 8 degrees and 30 minutes east 265 feet to a stake; thence north 82 degrees and 30 minutes west 136 feet to the point of beginning, being part of the same property conveyed to Carsie Sircy and wife, Willie C. Sircy, by deed of record in Book 1194, Page 12, Register's Office for Davidson County, Tennessee. Included in the above referenced description but expressly excluded from this conveyance is that portion of the property vested in the State of Tennessee pursuant to Consent Judgment and Final Decree of record in Book 6754, Page 254 and Book 6754, Page 259, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Henry Sircy, Trustee of the Adrian Gilma Sircy Family Trust by deed dated February 3, 2012 from A G. Sircy, single of record in Instrument No. 20120206-0010701, Register's Office for Davidson County, Tennessee. Being the same property conveyed to A. G. Sircy and wife Deannie G. Sircy by deed dated February 26, 1959 from Carsie Sircy and wife, Willie C. Sircy of record in Book 2879, Page 177, Register's Office for Davidson County, Tennessee. The said Deannie G. Sircy has since died survived by her husband A. G. Sircy. A.G. Sircy has since died on February 18, 2012.

unimproved ☐

This is improved ☒ property, known as **7577 River Road Pike, 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.

* Note: Laura Reaves, Laura Colleen Reaves and Laura C. Reaves being one and the same person

Witness my hand this **15th day of June, 2012**.

Sircy
Thomas Henry ~~Sircy~~, Trustee of the Adrian Gilma Sircy Family Trust

By: Thomas Henry Sircy, Trustee

Thomas Henry ~~Sircy~~ Sircy, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Thomas Henry Sircy, Trustee of the Adrian Gilma Sircy Family Trust**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Trustee** of the above said Estate and the person who executed the foregoing instrument for the purpose therein contained, and that **he** executed the same as **Trustee** as **his** free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN