WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130020885 DEEDWARR
Recvd: 03/14/13 10:43 2 pgs
Fees:13.00 Taxes:6660.00
20130314-0025450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Christopher Andrews, Trustee	New Owner	144-13-13
(NAME)	(NAME)	
700 12th Avenue South, Suite 302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JOHN C. SIFFORD AND WIFE, DOROTHY SIFFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM J. CHRISTOPHER ANDREWS, TRUSTEE OF THE 4321 CHICKERING LANE TRUST U/A/D 3/12/2013,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 Lot No. 25 and the southerly one half of Lot No. 26 on the plan of Section I, Chickering Estates, of record in Book 2663, Page 87, Register's Office for said County described together in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, Dated April 4, 1977, Job No. W2-1413S-C, as follows:

Beginning at an iron pin in the southerly margin of the cul-de-sac at the southerly terminus of Chickering Lane, said iron pin being located at the front common corner of Lots Nos. 24 and 25 on said plan; thence with the line between said Lots Nos. 24 and 25 southerly 127.2 feet to an iron pin at the rear common corner of said Lots Nos. 24 and 25; thence with the southerly line of said Lot No.25 N. 85° 17' West 549.0 feet to a concrete monument at the southwest corner of said Lot No. 25; thence with the westerly lines of said Lots Nos. 25 and 26 N. 5° 14' East. passing an iron pin at the rear common corner of said Lots Nos. 25 and 26 at 245.0 feet, a total distance of 382.5 feet to the rear common corner of the northerly one half and the southerly one half of said Lot No. 26; thence with the line between the northerly one half and the southerly one half of said Lot No. 26, eastwardly 528.85 feet, more or less, to the westerly margin of Chickerling Lane; thence with the westerly margin of Chickering Lane southwardly, passing a concrete monument at 27.15 feet and an iron pin at the front common corner of said Lots Nos. 25 and 26 at 122.15 feet, a total distance of 141.15 feet to a concrete monument at the beginning of the cul-de-sac at the southerly terminus of Chickering Lane; thence with the northwesterly, westerly and southwesterly and southerly margins of the cul-de-sac at the southerly terminus of Chickering Lane, southwestwardly along a curve to the right, having a radius of 25 feet, 18.7 feet to a concrete monument and southwestwardly, southwardly, southeastwardly and eastwardly along a curve to the left, having a radius of 50 feet, 115.9 feet to the iron pin at the point of beginning.

Being the same property conveyed to John C. Sifford and wife, Dorothy Sifford by Warranty Deed from Gary Kimball and wife, Carroll Kimball dated March 13, 2009 and filed of record in Instrument No. 20091022-0097641, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2663, page 87, said Register's Office; and (c) restrictive covenants of record in Book 2810, page 5, Book 3096, page 210 and Instrument #20080821-0086095, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4321 Chickering Lane, 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 12th day of March, 2013.

John C. Sifford

Dorothy Sifford

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 John C. Sifford and Dorothy Sifford , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of March, 2013.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public