BILL GARRETT, Davidson County
Trans:T20130031977 DEEDWARR
Recvd: 04/18/13 13:40 2 pgs
Fees:13.00 Taxes:925.00
20130418-0038728

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(2)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2013.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alan Sisk	**New Owner**	**Map/Parcel 103-07-0-056.00**
5501 Meadowcrest		
Nashville, TN 37209		

FOR AND IN 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 ACKNOWLEDGE, WE,

Dean White, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alan Sisk, 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:

Land in DAVIDSON County, Tennessee, being Lot 13, Section One, Richland Meadows, as shown on Plat of record in Book 2083, Page 40, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO JOE THOMAS ANDERSON AND WIFE, ANNA MAE COWELL ANDERSON BY WARRANTY DEED FROM RICHLAND DEVELOPMENT COMPANY, INC., RECORDED ON THE 15TH DAY OF NOVEMBER, 1954 IN DEED BOOK 2332, PAGE 317, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID JOE THOMAS ANDERSON DIED NOVEMBER 8, 1981 LEAVING PROPERTY TO ANNA ANDERSON AS HER SOLE AND SEPERATE PROPERTY. ANNA ANDERSON MARRIED JACK FOX AND WAS KNOWN AS ANNA ANDERSON FOX. JACK FOX DIED APRIL 16, 1997. ANNA ANDERSON FOX DIED NOVEMBER 18, 2011 LEAVING PROPERTY TO CAROL STRINGER A 33.33% UNDIVIDED INTEREST, JOAN WILSON A 33.33% UNDIVIDED INTEREST, JONATHAN WILLIAM COTHRAN AN 11.11% UNDIVIDED INTEREST, SCOTT ANDERSON COTHRAN AN 11.11% UNDIVIDED INTEREST, AND JOSEPH GUGLIOTTA AN 11.11% UNDIVIDED INTEREST. SAID PROPERTY WAS FURTHER CONVEYED BY WARRANTY TO DEAN WHITE, OF RECORD IN INSTRUMENT NO. 20121105-0101408, DATED OCTOBER 26, 2012, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2083, Page 40, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2152, Page 121,and Book 2195, Page 256 Register's Office for DAVIDSON County, Tennessee.

Easement and intrusions fence provision in deed of record in Book 204, Page 369, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5501 Meadowcrest, Nashville, TN 37209.

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 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 my/our hand(s) this 9th day of April, 2013.

Dean White
By: William White, Attorney-in-Fact

*Lisa White, spouse of Dean White, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Lisa White
By: William White, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **William White** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dean White and wife, Lisa White for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Dean White and wife, Lisa White and is authorized by Dean White and wife, Lisa White, to execute this instrument on his/her behalf.

Witness my hand, at office, this 9th day of April, 2013.

Notary Public

My Commission Expires: 9-5-2016

DANIEL HE... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **130158DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027