BILL GARRETT, Davidson County
Trans:T20130053583 DEEDWARR
Recvd: 06/25/13 09:03 2 pgs
Fees:13.00 Taxes:332.98
20130625-0064994

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
042-12-0-094.00

WARRANTY DEED

FROM:
E. A. SIRCY, JR.
P.O. Box 192
Madison, Tennessee 37115

SEND TAX BILLS TO:
ANDRE B. DARTIS
1517 Heritage View Blvd.
Madison, Tennessee 37115

NAME & ADDRESS OF NEW OWNER:
ANDRE B. DARTIS
1517 Heritage View Blvd.
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, **E. A. SIRCY, JR.**, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **ANDRE B. DARTIS**, hereinafter referred to as Grantee, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Heritage View Subdivision, Section One of recorded in Plat Book 6900, Page 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to E. A. Sircy, Jr. by Trustee's Deed from Ronald B. Buchanan, Trustee, dated March 14, 2008 and recorded as Instrument No. 20080318-0027029 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Restrictive Covenants of record in Book 7778, Page 461, and Book 8076, page 147, and all matters shown on the subdivision plan of record in Plat Book 6900, Page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 1517 Heritage View Blvd., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantor, his successors, heirs and assigns forever. Grantors covenant that he is 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. Grantor further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to the said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 18th day of June, 2013, the corporate party, if any, having caused its name to be signed hereby by its duly authorized officers on said day and date.

E. A. Sircy Jr.
E.A. SIRCY, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **E.A. SIRCY, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 18th day of June, 2013.

Ronald B. Buchanan
NOTARY PUBLIC

My Comm. Expires: 08/20/2014

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is **$89,995.00.**

Affiant

Sworn to and subscribed before me on this the 18th day of June, 2013.

Ronald B. Buchanan
NOTARY PUBLIC
My Comm. Expires: 08/20/14

RONALD B. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY