6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$30,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130065469 DEEDWARR
Recvd: 07/31/13 13:23 2 pgs
Fees:13.00 Taxes:111.00
20130731-0079805

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

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
Norma M. Sisemore	**Norma M. Sisemore**	**089-044.00**
(NAME)	(NAME)	
7581 River Road	**7607 River Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, Tennessee 37209**	
(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 as Trustee of the Adrian Gilma Sircy Family Trust u/a/d January 27, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Norma M. Sisemore,** 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 Tract 4 as described according to a survey by J. Bruce Rainey, Surveyor #823, dated March 31, 1983 and known as Job No. 83027 as follows:

Beginning at an iron pin set on the easterly margin of River Road, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of the A.G. Sircy land of record in Deed Book 2879, Page 177, R.O.D.C., TN; thence with the margin of the said road N 08 degrees 25' 04" E 64.50' to an iron pin; thence leaving the margin of the said road and severing the Sircy land S 85 degrees 12' 22" E 1,135.86' to an iron pin; thence S 05 degrees 14' 00" E 200.00' to an iron pin set in the line of the Ernest W. Hassell, Jr. land of record in Deed Book 3185, Page 84, R.O.D.C., TN; thence with Hassell's Line N 73 degrees 46' 28" W 200.11' to an iron pin; thence S 88 degrees 19' 09" W 381.10' to an iron pin set in the center of a private easement drive; thence leaving Hassell's line and crossing the said drive S 88 degrees 19' 09" W 504.55' to an iron pin set in the line of the said A.G. Sircy Land; thence with Sircy's line N 08 degrees 37' 00" E 186.84' to an iron pin; thence N 81 degrees 55' 57" W 111.27' to the point of beginning, containing 5.03 acres, more or less.

Together with an easement for the use of the joint use 25' ingress and egress easement across a portion of Tract 5 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983. Included in the above referenced description but expressly excluded herein is that portion of the property conveyed to the State of Tennessee in Book 6754, Page 259, Register's Office for Davidson County, Tennessee.

Being the same property Thomas Henry Sircy as Trustee of the Adrian Gilma Sircy Family Trust u/a/d January 27, 2011 by deed dated January 26, 2011 from A.G. Sircy, single of record in Instrument No. 20110207-0010793, Register's Office for Davidson County, Tennessee.

Rights of upper and lower riparian owners in and to the waters of Indian Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

The survey of J. Bruce Rainey, Surveyor, dated March 31, 1983, shows an electric power service line across the southerly portion of said property.

Subject to an easement for the use of the joint use 25-foot ingress and egress easement across a portion of the subject property serving Tracts 1, 2, and 3 as shown on the survey of J. Bruce Rainey, Surveyor, dated March 31, 1983.

The survey of J. Bruce Rainey, Surveyor, dated March 31, 1983, shows the following as a note to said survey: "A portion of Tracts 1-5 lie in the 100 year flood plane."

Subject to the rights of L. H. Watkins in and to a private pass way or right of way for convenience in times of high water as conveyed by Instrument dated May 20, 1916, of record in Book 487, Page 208, R.O.D.C., Tennessee.

unimproved ☐

This is improved ☒ property, known as **7581 River Road, 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.

Witness my hand this **26th day of July, 2013**.

Thomas Henry Sircy, Trustee

Thomas Henry Sircy, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2013.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public