WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$305,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of Aug, 2013.

Notary Public
My Commission expires: 1-6-2016
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Gray	FirstBank	066-00-0-112.00
8242 River Road Pike	3500 Blue Lake Drive, Suite 325	
Nashville, TN 37209	Birmingham, AL 35243	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert J. Sisemore and wife, Heather Sisemore,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Gray, a single man,** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 23rd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, surveyor # 823 dated April 26, 2001 and known as Job No. 010069 as follows:

BEGINNING at an iron pin on the southerly margin of River Road, said point of beginning being located approximately 1013' west of the southwest corner of the intersection of Cub Creek Road and River Road; thence S 47° 09' 04" W 926.50' to an existing iron pin; thence S 45° 57' 22" W 169.50' to an iron pin set; thence severing the original 9.02 acre tract N 43° 53' 18" W 202.22' to an iron pin set in the original northwesterly line of the said 9.02 acre tract; thence N 47° 10' 17" E 1096.87' to an existing iron pin on the margin of the said River Road; thence with the said margin S 43° 38' 48" E 198.28' to the point of beginning, containing 5.00 acres more or less.

Being the same property conveyed to Robert J. Sisemore and wife, Heather Sisemore by deed from Robert C. Sisemore and wife, Norma L. Sisemore of record in Instrument Number 20020326-0036519, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Application for Greenbelt Assessment of record in Book 11303, Page 896, and Instrument Number 20130530-0054143, Register's Office for said County. (New buyer must reapply for greenbelt within 1 year or rollback tax will become due - assessor could not give an estimated amount.
- Subject to all easement rights of way, streets, roads or railways affecting the land not shown in the public records which would be disclosed by an accurate survey or inspection of the land; Subject to any rights, interest or claim of parties in possession of the land not shown by the public records.
- Subject to any encroachments, overlaps, overhangs, violated restrictions, setback line violations, boundary line dispute variations in area, party walls, easements and other matters.

This is improved property known as: **8242 River Road Pike, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 08/22/13 16:22 2 pgs
Fees:13.00 Taxes:1128.50
20130822-0088880

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 August 21, 2013.

Robert J. Sisemore

Heather Sisemore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert J. Sisemore and wife, Heather Sisemore** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY