Frankie Fletcher, Register
Robertson County Tennessee

Rec #:	228778	Instrument #:	268293
Rec'd:	15.00	Recorded	
State:	462.50	10/9/2013 at 9:21 AM	
Clerk:	1.00	in Record Book	1542
Other:	2.00		
Total:	480.50	Pgs	366-368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Doerflein and Hollie R. Doerflein	SAME AS NEW OWNER	141-63.00/01000001600
	(NAME)	
952 South Dividing Ridge Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130088473 DEEDWARR
Recvd: 10/14/13 12:03 3 pgs
Fees: 17.00 Taxes: 0.00

20131014-0107275

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jim Sisco, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert L. Doerflein and Hollie R. Doerflein, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in ROBERTSON/DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1

BEGINNING ON AN IRON PIN IN THE EAST MARGIN OF SOUTH DIVIDING ROAD, SAID PIN BEING THE SOUTHWEST CORNER OF THE JOHN PAYNE PROPERTY, THENCE LEAVING SAID MARGIN OF SAID ROAD AND RUNNING WITH THE DIVIDING LINE OF JOHN PAYNE AND THE TRACT HEREIN DESCRIBED AS FOLLOWS: ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 80 DEGS. 50 MINS. 54 SECS., A RADIUS OF 25.00 FEET, A CHORD OF SOUTH 48 DEGS. 58 MINS. 58 SECS. EAST 32.42 FEET AND AN ARC LENGTH OF 35.28 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 14 DEGS. 00 MINS. 27 SECS., A RADIUS OF 217.55 FEET, A CHORD OF SOUTH 82 DEGS. 24 MINS. 11 SECS. EAST 53.05 FEET AND AN ARC LENGTH OF 53.19 FEET TO AN IRON PIN, SOUTH 75 DEGS. 23 MINS. 57 SECS. EAST 115.00 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 45 DEGS. 18 MINS. 15 SECS., A RADIUS OF 159.55 FEET, A CHORD OF NORTH 81 DEGS. 56 MINS. 55 SECS. EAST 122.90 FEET AND AN ARC LENGTH OF 126.16 FEET TO AN IRON PIN, NORTH 59 DEGS. 17 MINS. 48 SECS. EAST 57.41 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 23 DEGS.31 MINS. 38 SECS., A RADIUS OF 475.00 FEET, A CHORD OF NORTH 47 DEGS. 31 MINS. 59 SECS. EAST 193.68 FEET AND AN ARC LENGTH OF 195.05 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF THE JOHN PAYNE PROPERTY, THENCE WITH PAYNE NORTH 03 DEGS. 29 MINS. 27 SECS. EAST 410.76 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF THE JOHN PAYNE PROPERTY, THENCE RUNNING WITH THE DIVIDING LINE OF THE RONALD BELLAR PROPERTY AND THE TRACT HEREIN DESCRIBED AS FOLLOWS: SOUTH 83 DEGS. 33 MINS. 16 SECS. EAST 176.87 FEET TO AN IRON PIN, NORTH 01 DEGS. 31 MINS. 58 SECS. EAST 536.68 FEET TO AN IRON PIN, NORTH 74 DEGS. 28 MINS. 42 SECS. EAST 329.26 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE STEVEN RAY LEE PROPERTY, THENCE WITH THE DIVIDING LINE OF THE SAID LEE PROPERTY AND THE TRACT HEREIN DESCRIBED NORTH 78 DEGS. 05 MINS. 57 SECS. EAST 552.11 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHWEST CORNER OF TRACT 2 OF THE JIM SISCO COMPANY, PROPERTY AND THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE SOUTH 05 DEGS. 10 MINS. 11 SECS. WEST 1030.33 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE RUNNING WITH THE NORTH BOUNDARY LINE OF A 50 FOOT STRIP OF TRACT 2 OF THE JIM SISCO COMPANY, PROPERTY AS FOLLOWS: NORTH 66 DEGS. 22 MINS. 17 SECS. WEST 60.55 FEET TO AN IRON PIN, NORTH 76 DEGS. 48 MINS. 20 SECS. WEST 38.52 FEET TO AN IRON PIN, NORTH 85 DEGS. 33 MINS. 38 SECS. WEST 101.81 FEET TO AN IRON PIN, NORTH 73 DEGS. 38 MINS. 13 SECS. WEST 36.98 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 39 DEGS. 47 MINS. 18 SECS., A RADIUS OF 198.00 FEET,

WARRANTY DEED
(Continued)

A CHORD OF SOUTH 86 DEGS. 28 MINE. 08 SECS. WEST 134.75 FEET AND AN ARC LENGTH OF 137.50 FEET TO AN IRON PIN, SOUTH 66 DEGS. 34 MINS. 30 SECS. WEST 167.09 FEET TO AN IRON PIN, SOUTH 75 DEGS: 47 MINS. 47 SECS. WEST 87.90 FEET TO AN IRON PIN, SOUTH 87 DEGS. 08 MINS. 01 SECS. WEST 53.88 FEET TO AN IRON PIN, NORTH 88 DEGS. 48 MINS. 38 SECS. WEST 76.13 FEET TO AN IRON PIN, SOUTH 86 DEGS. 59 MINS. 38 SECS. WEST 71.22 FEET TO AN IRON PIN, SOUTH 76 DEGS. 38 MINS. 41 SECS. WEST 101.36 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 31 DEGS. 03 MINS. 35 SECS., A RADIUS OF 525.00 FEET, A CHORD OF SOUTH 43 DEGS. 46 MINS. 00 SECS. WEST 281.13 FEET AND AN ARC LENGTH OF 284.60 FEET TO AN IRON PIN, SOUTH 59 DEGS. 17 MINS. 48 SECS. WEST 57.41 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE HAVING A CENTRAL ANGLE OF 45 DEGS. 18 MINS. 15 SECS., A RADIUS OF 209 55 FEET, A CHORD OF SOUTH 81 DEGS. 56 MINS. 55 SECS. WEST 161.41 FEET AND AN ARC LENGTH OF 165.69 FEET TO AN IRON PIN, NORTH 75 DEGS. 23 MINS. 57 SECS. WEST 115.00 FEET TO AN IRON PIN, ALONG A CURVE, SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGS. 46 MINS. 49 SECS., A RADIUS OF 167.55 FEET, A CHORD OF NORTH 85 DEGS. 47 MINS. 22 SECS. WEST 60.44 FEET AND AN ARC LENGTH OF 60.77 FEET TO AN IRON PIN IN THE EAST MARGIN OF SOUTH DIVIDING ROAD, THENCE WITH SAID MARGIN OF SAID ROAD AS FOLLOWS: NORTH 06 DEGS. 46 MINS. 45 SECS. EAST 12.94 FEET TO A POINT, NORTH 04 DEGS. 20 MINS. 22 SECS. WEST 43.48 FEET TO A POINT, NORTH 08 DEGS. 33 MINS. 31 SECS. WEST 16.21 FEET TO THE POINT, OF BEGINNING AND CONTAINING 19.62 ACRES MORE OR LESS BY SURVEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO JIM SISCO BY DEED FROM MARILYN J. DRY AND HUSBAND, JOHN DRY, DONALD RAY JENSEN AND WIFE EDITH MARIE JENSEN, KENNETH WADE JENSEN AND WIFE, REBECCA K. JENSEN AND ANN L. SWAYZE AKA ANNE L. CLARK, A WIDOW OF RECORD BY INSTRUMENT NO. 20051230-0156829, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2014 TAXES, AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 19.62 acres Brown's Lake Road, Goodlettsville, TN 37072
(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/our hand(s) this 4th day of October, 2013.

WARRANTY DEED
(Continued)

Jim Sisco

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Sisco, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072