WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

William M. Colson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William M. Colson	NEW OWNERS	10808033900
(NAME)	(NAME)	
2012 Beech Avenue	2012 Beech Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Arron D. Sissom, Jr., a/k/a Aaron D. Sissom, Jr., and wife, Connie G. Sissom**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Colson and wife, Katherine L. Colson**, 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:

Being Lot No. 2 on the plan of Resubdivision of Lots No. 1, and 2, on the plan of Resubdivision of "Reserved Parcels" Section Two, Larchwood, and Lot No. 168, on the Plan of Section Two, Larchwood, of record in Book 7900, page 355, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arron D. Sissom, Jr., unmarried, by deed from Gilbert L. Smith, unmarried, of record in Instr. No. 20011101-0119661, Register's Office for Davidson County, Tennessee. Arron D. Sissom, Jr. married Heather Rae Sissom and they divorced. Heather Rae Sissom, pursuant to the Final Divorce Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 10D1790, quitclaimed all of her marital rights to Aaron D. Sissom, Jr. by Quitclaim Deed of record in Instr. No. 201110728-0057837, said Register's Office.

Note: Aaron D. Sissom, Jr. is one and the same as Arron D. Sissom, Jr. Connie G. Sissom joins in this conveyance to convey any and all interest she may have in the property.

Subject to 2014 taxes, prorated and assumed by the Grantees; to all matters as set out on the plan of record in Book 7900, page 355; the restrictive covenants as set out in Book 5158, page 918, Book 5308, page 70, Book 5479, page 433, Book 5681, page 532, Book 5681, page 33, Book 5688, page 696, Book 6011, page 130, said Register's Office. Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 3404 Elm Hill Pike, Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20140015080 DEEDWARR
Recvd: 03/05/14 11:46 2 pgs
Fees:13.00 Taxes:592.00

20140305-0018508

Witness my hand this 5th day of March, 2014.

Arron D. Sissom, Jr.

Attest:

Connie G. Sissom, By: Arron D. Sissom, Jr., Attorney-in-Fact

By: Arron D. Sissom Jr.
ATTORNEY-IN-FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Arron D. Sissom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of March, 2014.

Commission Expires: October 5, 2015

Ann B. Waddell Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Arron D. Sissom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Attorney-in-Fact for Connie G. Sissom, the bargainors, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this 5th day of March, 2014.

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

STATE OF TENNESSEE NOTARY PUBLIC