WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2014

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bingham Sisk	Bingham Sisk	05311000600
(NAME)	(NAME)	BILL GARRETT, Davidson County
373 Willow Bough	373 Willow Bough	Trans:T20140068697 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/15/14 13:02 2 pgs
Old Hickory, TN 37138	Old Hickory, TN 37138	Fees:13.00 Taxes:536.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140915-0084272

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brook K. Thompson and Elizabeth Thompson Baxter**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Bingham Sisk**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 62 on the plan of Section Two, Fairway View, of record in Plat Book 2900, page 100, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Leon K. Thompson and wife, Marie J. Thomspon by Warranty Deed dated from Gerald Thomas Purvis and wife, Anita Ruth Purvis of record in Book 4948, Page 897, Register's Office for Davidson County, Tennessee. The said Marie J. Thompson died testate on 01/07/2014 devising subject property to Brook K. Thompson and Elizabeth Thompson Baxter as evidenced by the Last Will and Testament of Marie J. Thompson filed in Probate 14P184, in the Probate Court Clerk's Office for Davidson County and by Executor's Deed of record in Instrument No. 201406230054611, said Register's Office.

This conveyance is subject to: (1) All matters as set forth per Plat Book 2900, Page 100, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 312 Hurst Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 12th day of September, 2014.

Brook K. Thompson

Elizabeth Thompson Baxter

State of Tennessee
County of Wilson

Personally appeared before me Brook K. Thompson and Elizabeth Thompson Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of September, 2014.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122