BILL GARRETT, Davidson County
Trans:T20140078047 DEEDWARR
Recvd: 10/16/14 11:45 2 pgs
Fees:13.00 Taxes:832.50
20141016-0095622

This instrument was prepared by:
Angus Gillis, III, Attorney
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
3140 Hunters Hill Road Nashville, TN 37214	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	08509001600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Twenty-Five Thousand Dollars ($225,000.00).

Affiant

Sworn to and subscribed before me this the 14th day of October, 2014.

Megan Reff
Notary Public

MEGAN REFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: Nov. 6, 2017

FOR AND IN CONSIDERATION OF the sum of Two Hundred Twenty-Five Thousand Dollars ($225,000.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Bingham Sisk and Kenneth P. Sisk, Jr., hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Kevin L. Tompkins and Jill M. Tompkins, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Lawrence County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being more particularly described as follows:

BEING Lot No. 103 on the plan of Knob Section, Lincoya Hills, of record in Book 2331, page 6, Registers Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 113.99 feet on the east side of Hunters Hill Road and runs back between lines 490.4 feet on the north line and 424.7 feet on the south line to a dead line in the rear of which it measures 178.8 feet.

Being Tract Three of the property conveyed by to Bingham Sisk and Kenneth P. Sisk, Jr. by Quitclaim Deed of record as Instrument No. 20120809-0071068, Registers Office for Davidson County Tennessee.

This Quitclaim Deed is from Bingham Samuel Sisk and Kenneth P. Sisk, Jr. In their capacities as Co-Trustees of Trust A created under the Last Will and Testament of Kenneth P. Sisk. Bingham S. Sisk, Bingham Samuel Sisk and Bingham Sisk are the same person.

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 successors and assigns forever, and the said

Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as follows:

(1) The plat of record in Book 2331, page 6, Register's Office Davidson County shows

(a) an Owners Certificate;
(b) 2.5 x 20 foot anchor easements on the northwest and southwest corners of said Lot 103;
(c) a 100 foot setback line from Hunters Hill Road, and a; and
(d) 10 foot public utility easement as shown on said plat.

(2) A shed on the property and the carport encroach on the public utility easement; and

(3) An Agreement for Ingress and Egress Easement which is recorded as Instrument No. 20141016-0095621, Register's Office of Davidson County.

(4) There is a utility pole located outside the public easement that is located on the property line between Lots 103 and 104 of the Knob Section, Lincoya Hills.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 3140 Hunters Hill Road, Nashville, Tennessee 37214

WITNESS my hand this the 14th day of October, 2014

Kenneth P. Sisk, Jr. By Bingham S. Sisk-his attorney-in-fact

Kenneth P. Sisk, Jr.
By Bingham S. Sisk-his attorney-in-fact

Bingham S. Sisk

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 14th day of October, 2014, before me personally appeared **Bingham S. Sisk**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Kenneth P. Sisk, Jr.** acknowledged that such person executed the same as the free act and deed of **Kenneth P. Sisk, Jr.**

Megan Reff
Notary Public

My Commission Expires: Nov. 6, 2017

MEGAN REFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bingham S. Sisk**, the bargainor, 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, at Nashville, Tennessee, on this the 14th day of October, 2014.

Megan Reff
Notary Public

My Commission Expires: Nov. 6, 2017

MEGAN REFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY