BILL GARRETT, Davidson County
Trans: T20150004564 DEEDWARR
Recvd: 01/20/15 11:04 2 pgs
Fees: 13.00 Taxes: 281.20
20150120-0005341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

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
Stacy Downey, unmarried woman	Interlinc Mortgage Services, LLC (NAME)	04900010500
3706 Whites Creek Pike (ADDRESS)	10613 W Sam Houston Pkwy., N, Ste. 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

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 Wayne Oscar Sisk, Trustee under the Irrevocable Trust Agreement of Kathleen A. Sisk, dated November 13, 2009, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stacy Downey, unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W. C. LAMBERT, SURVEYOR, MAY 16TH, 1955, AS FOLLOWS: BEGINNING IN THE CENTER OF WHITE'S CREEK PIKE AT ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE PROPERTY CONVEYED TO BURTON H. BARNES AND WIFE, BY DEED FROM P. M. CHAFFIN AND WIFE, OF RECORD IN BOOK 2395, PAGE 46, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE CENTER OF SAID PIKE SOUTH 38° 20' EAST 118 FEET TO THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO JIM STEVENS AND EZELL DICKERSON BY DEED FROM KATHLEEN BURTON, OF RECORD IN BOOK 2282, PAGE 287, SAID REGISTER'S OFFICE; THENCE WITH SAID LINE SOUTH 65° 40' WEST 1178 FEET TO THE CENTER OF WHITES CREEK; THENCE WITH THE MEANDERS OF SAID CREEK, NORTH 21° 15 WEST 82 FEET TO THE SOUTHEASTERLY LINE OF SAID BARNES PROPERTY; THENCE WITH SAID LINE NORTH 65° 10' EAST 1145 FEET CONTAINING 2 1/4 ACRES, MORE OR LESS, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WAYNE OSCAR SISK, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF KATHLEEN A. SISK, DATED NOVEMBER 13, 2009 BY QUITCLAIM DEED FROM KATHLEEN A. SISK, A WIDOW OF RECORD IN INSTRUMENT NO. 20091123-0107606, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 3706 Whites Creek Pike, Nashville, TN 37207
(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

A SD

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of January, 2015.

Wayne Oscar Sisk, Trustee
Wayne Oscar Sisk, Trustee

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 Wayne Oscar Sisk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of Irrevocable Trust Agreement of Kathleen A. Sisk, dated November 13, 2009 and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 15th day of January, 2015.

Notary Public

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-27-18

RETURN TO:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212