WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Elaine L. Williamson
Affiant

Subscribed and sworn to before me, this 11TH DAY OF FEBRUARY, 2015.

Mary Birthright
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
Craig V. Smith, 3/5 undivided interest and Eugene Howard, III, 2/5 undivided interest as tenants in common	Same as new owner	03300003500
	(NAME)	
609 Park Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(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 Estate of Norman Wayne Sircy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Craig V. Smith, 3/5 undivided interest and Eugene Howard, III, 2/5 undivided interest as tenants in common, 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:

TRACT I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE NORTH PART OF LOT NO. 5 ON THE MAP OF EPPY CUNNINGHAM LANDS, OF RECORD IN BOOK 58, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED ACCORDING TO A SURVEY BY Z. J. WILKINSON, SURVEYOR, SEPTEMBER, 1955, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF DICKERSON PIKE, AT A POINT 255 FEET SOUTH, 52 DEGREES 30 MINUTES WEST FROM THE COMMON CORNER OF LOTS NO. 4 AND 5; THENCE NORTH 10 DEGREES 30 MINUTES WEST 254.4 FEET TO AN IRON PIN; THENCE NORTH 10 DEGREES 30 MINUTES EAST 791 FEET, MORE OR LESS, TO AN IRON PIN; THENCE NORTH 81 DEGREES 45 MINUTES EAST 16.9 FEET TO AN IRON PIN; THENCE NORTH 84 DEGREES 30 MINUTES EAST 58.2 FEET TO AN IRON PIN; THENCE SOUTH 1 DEGREE 30 MINUTES WEST 1091.3 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1-2/3 ACRES, MORE OR LESS.

TRACT II:

BEING LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE, THE S.E. CORNER OF JOHNNIE MAY SIRCY'S PROPERTY AND ALSO BEING ON THE NORTHERLY MARGIN OF DICKERSON ROAD; THENCE LEAVING SAID MARGIN AND RUNNING WITH SIRCY'S EAST BOUNDARY LINE NORTH 1 DEGREE 20' E 161.5 FEET; THENCE S 36 DEGREES 38' E 62.32 FEET; THENCE S 15 DEGREES 38' E 69.63 FEET TO THE MARGIN OF DICKERSON ROAD; THENCE WITH SAID MARGIN S 53 DEGREES 22' W 74.40 FEET TO THE POINT OF BEGINNING AND .CONTAINING 0.127 MORE OR LESS ACRES.

BILL GARRETT, Davidson County
Trans:T20150012026 DEEDWARR
Recvd: 02/18/15 14:56 3 pgs
Fees:18.00 Taxes:370.00
20150218-0014139

WARRANTY DEED
(Continued)

DERIVATION OF TITLE

TRACT I:

BEING THE SAME PROPERTY CONVEYED TO LOYD W. SIRCY AND WIFE JOHNNIE MAY SIRCY BY WARRANTY DEED FROM G. M. WALKER & MARY WALKER, J. M. HEWITT, LANA HEWITT & J. T. MURPHREE, OF RECORD AT BOOK 2860, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AN INCORRECT REFERENCE TO THIS PARCEL IN AN INSTRUMENT OF RECORD AT BOOK 3459, PAGE 382, WAS CORRECTED BY A QUITCLAIM TO SAID SIRCY AND WIFE OF RECORD AT BOOK 3501, PAGE 321. THE SAID LOYD W. SIRCY SUBSEQUENTLY DIED.

TRACT II:

BEING PART OF THE SAME PROPERTY CONVEYED TO JOHNNIE MAY SIRCY BY WARRANTY DEED FROM RALPH E. JOHNSON, TRUSTEE, OF RECORD AT BOOK 4626, PAGE 268, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOHNNIE MAY SIRCY SUBSEQUENTLY QUITCLAIMED THE PROPERTY, VESTING A ONE-THIRD UNDIVIDED INTEREST IN JOHNNIE MAY SIRCY AND A TWO-THIRDS UNDIVIDED INTEREST IN NORMAN WAYNE SIRCY AND WIFE ROBERTA ELIZABETH SIRCY, BY AN INSTRUMENT OF RECORD AT BOOK 5557, PAGE 558, SAID REGISTER'S OFFICE.

SUBSEQUENT CONVEYANCES:

TRACT I AND TRACT II WERE QUITCLAIMED TOGETHER TO JOHNNIE MAY SIRCY, UNMARRIED BY JOHNNIE MAY SIRCY, ROBERTA E. SIRCY, AND NORMAN WAYNE SIRCY, BY AN INSTRUMENT OF RECORD AT BOOK 7011, PAGE 218, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROBERTA ELIZABETH SIRCY AND ROBERTA E. SIRCY ARE ONE AND THE SAME PERSON. THEY WERE SUBSEQUENTLY QUITCLAIMED TO NORMAN WAYNE SIRCY BY JOHNNIE MAY SIRCY BY AN INSTRUMENT OF RECORD AS INSTRUMENT 20051026-0129406, SAID REGISTER'S OFFICE. NORMAN WAYNE SIRCY SINCE DIED AND JOAN LYNN SIRCY WAS APPOINTED EXECUTOR OF HIS ESTATE BY THE PROBATE COURT FOR DAVIDSON COUNTY, CASE 13P-1380. BY ORDER OF SAID COURT ENTERED FEBRUARY 6, 2015 THE WITHIN PROPERTY WAS DIVESTED FROM THE HEIRS OF NORMAN WAYNE SIRCY FOR ADMINISTRATION BY THE COURT, AND JOAN LYNN SIRCY, EXECUTOR, WAS ORDERED TO MAKE THE WITHIN CONVEYANCE AND AUTHORIZED TO EXECUTE THE WITHIN DEED.

THIS CONVEYACE 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 1209 Dickerson Pike, 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 11th day of February, 2015.

WARRANTY DEED
(Continued)

Estate of Norman Wayne Sircy

BY: Joan Lynn Sircy, Executor
Joan Lynn Sircy, Executor

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 Joan Lynn Sircy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Executor of The Estate of Norman Wayne Sircy, and in her capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 11th day of February, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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