PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150092656 DEEDWARR
Recvd: 10/30/15 13:09 3 pgs
Fees:18.00 Taxes:1591.00
20151030-0110662

W & I Ref: (DM) Title No.: 57852

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alan Sisk Clara Sisk 5802 Vine Ridge Drive Nashville, TN 37205	Same

TAX MAP PARCEL NUMBERS: 10310005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$430,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jameson Norton and spouse, Anna K. Norton**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Alan Sisk and spouse, Clara Sisk,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jameson Norton and spouse, Anna K. Norton, by Warranty Deed from Melanie Jill Thomasson McClain and Gloria Sue Thomasson Cox, sole heirs-at-law of Bettte P. Thomasson, dated June 25, 2009 and recorded on June 26, 2009, of record in Inst. No. 20090626-0059602, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, page 96, said Register's Office, which Plan shows a 50, foot minimum building setback line from Vine Ridge Drive, and 10 foot easement for public utility purposes along the rear line(s) of said lot.

This instrument is executed on behalf of Jameson Norton and Anna K. Norton by Jane Swenson pursuant to a Power of Attorney executed by her/him/them on the 20th day of October, 2015, of record in Instrument No. 20151030-0110661, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 5802 Vine Ridge Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2015.

Jameson Norton by Jane Swenson, attorney-in-fact
Jameson Norton
By: Jane Swenson, Attorney-in-Fact

Anna K. Norton by Jane Swenson, attorney-in-fact
Anna K. Norton
By: Jane Swenson, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 29th day of October, 2015, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

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, **Jane Swenson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jameson Norton and Anna K. Norton**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

Sworn and subscribed before me this 29th day of October, 2015.

Notary

My Commission Expires: 5.2.16

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

EXHIBIT "A"

To

Warranty Deed

FROM: Jameson Norton and Anna K. Norton

TO: Alan Sisk and Clara Sisk

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Jane Swenson

Jane Swenson, Affiant

Sworn to and subscribed before me this 29th day of October, 2015.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019