WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin Wayne Sisco	Kevin Wayne Sisco	Parcel ID:
31 Fairway Drive	31 Fairway Drive	08416000100
Nashville, TN 37214-2113	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sara Miller, unmarried, f/k/a Sara Williams

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kevin Wayne Sisco and wife, Catherine D. Sisco

hereinafter called the GRANTEES, their heirs and 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. 23, The Nichol Place Subdivision, which is a resubdivision of Lots 13, 14, 20, 21, 27 and 28 in the Bainbridge and Satterfield Subdivision of part of the Nichol Place as of record in Book 421, Page 132, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the northerly side of Selma Avenue and runs back between parallel lines 200 feet to a dead line measuring 75 feet thereon. Said lot begins at a point in the north margin of Selma Avenue, 183 feet eastwardly from the northeasterly intersection corner of Selma Avenue and Fairway Drive, being the southwesterly corner of Lot 23 and the south easterly corner of Lot 22; thence northwardly with the line of Lot 22, 100 feet to a point, being the northeasterly corner of Lot 22, and the common corner of Lot 21 and 22; thence continuing northerly with the line of Lot 21, 100 feet to a point in the southerly margin of Lot 20; thence eastwardly with the line of Lot 20, 75 feet to a point in the westerly margin of Lot 24, being the common corner of Lot 20 and 23; thence southwardly with the line of 24, 200 feet to a point in the northerly margin of Selma Avenue; thence westwardly with the margin of said Avenue, 75 feet to the point of beginning.

BEING the same property conveyed to Elphra P. Williams, Jr. and wife, Sara Williams by deed from Richard S. Davis and Mary B. Davis, of record in Book 3372, Page 399, dated April 13, 1962, Register's Office for said County. The said Elphra P. Williams, Jr. died November 6, 1981.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2402 Selma Ave., Nashville, TN 37214-2113

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 hand this 13th day of November, 2015.

Sara Miller

Sara Miller

BILL GARRETT, Davidson County
Trans: T20150097058 DEEDWARR
Recvd: 11/16/15 09:24 2 pgs
Fees: 13.00 Taxes: 407.00

20151116-0115865

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 Sara Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2015.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.