WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102044 DEEDWARR
Recvd: 12/02/15 16:05 2 pgs
Fees:13.00 Taxes:397.75

20151202-0121710

G-CPC-15-6036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caesar Cirigliano and Wendy Cirigliano	**New Owner**	
(NAME)	(NAME)	**11200012900**
6036 Sears Road		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEBBRA HART-ROGERS, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAESAR CIRIGLIANO AND WENDY CIRIGLIANO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I: Beginning at a point in the center of Sears Road, said point being located 880.28 feet in a Northerly direction from the intersection of Sears Road and Old Charlotte road, and being the Southwest corner of the herein described tract; thence with the center of Sears Road, the following two (2) calls: North 32 deg. 38' 22" West 152.70 feet, North 65 deg. 00' 00" West 152.02 feet to a point in the center of Sears Road, said point being the Southwest corner of Ryan and the Northwest corner of the herein described tract; thence with Ryan's line North 77 deg. 59' 55" East 626.17 feet to a point, said point being the Northwest corner of Tract 1; thence with Tract 1, South 3 deg. 00' West 351.64 feet to a point, said point being the Southeast corner of the herein tract; thence North 85 deg. 41' 57" West 375.0 feet to the point of beginning, containing 3.05 acres, more or less.

Tract II: A tract or parcel of land lying almost within Davidson County, Tennessee, a small portion of which lies within the 12th Civil District of Cheatham County, Tennessee to be described as follows: Beginning at a railroad spike in the center of Sears road, said point being 880.28 feet, more or less, North of Old Charlotte Road; thence along said Road N 32 deg. 38' 22" W 152.70 feet to a railroad spike 7 feet North of the center of said Road; thence N 65 deg. W 152.02 feet to a point in the center of said Road; thence with a line common to a 7.05 acres, more or less, tract N 77 deg. 59' 55" E 893.66 feet to a point; thence N 3 deg. E 115 feet to a point; thence S 86 deg. 09' 49" E 340.00 feet crossing a TVA easement to a point in said easement; thence S 3 deg. W 544.50 feet to a point; thence N 85 deg. 41' 57" W 973.50 feet to the point of beginning and containing 9.602 acres, more or less. Included in the above description, but expressly excluded from that property known as Tract No. II herein, is 3.05 acres, more or less, particularly described in that deed from Beverly A. Bain to Norman E. Bain, of record in Book 8130, Page 194, Register's Office for Davidson County, Tennessee; Tract No. II herein containing 6.552 acres, more or less.

Being the same property conveyed by Warranty Deed from James R. Ryan and wife, Star Walker Ryan to Norman E. Bain, Jr. and wife, Beverly A. Bain, as tenants in common with right of survivorship as recorded on the 25th day of April, 1980 in Deed Book 5594, Page 903, as corrected in Deed Book 5739, Page 520; Warranty Deed from Theodore T. Tressler and wife Rita J. Tressler, d/b/a Tressler Homes to Norman E. Bain, Jr. and wife Beverly A. Bain as recorded on the 28th day of August, 1981 in Deed Book 5789, Page 48; Quitclaim Deed from Beverly A. Bain to Norman E. Bain, Jr. as recorded on the 13th day of June, 1990 in Deed Book 8130, Page 194 and Quitclaim Deed from James C. Vance, Trustee to Norman E. Bain, Jr. and wife, Lynn R. Bain as recorded on the 9th day of August, 1994 in Deed Book 9431, Page 82, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

Norman E. Bain, Jr. died July 22, 2015. Lynn R. Bain died August 29, 2015.
BY AFFIDAVITS OF HEIRSHIP recorded in Instruments 20151202-0121707 and 20151202-0121708
DEBBRA HART-ROGERS is the Heir-At-Law of Lynn R. Bain.

This is **improved** property known as: **6036 Sears Road 112-00-0-129.00 and 112-00-0-099.00 approx 6.05 acres, Pegram, Tennessee 37143**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF NOVEMBER, 2015.

Debbra Hart-Rogers by John Gleaves, Attorney in fact

Debbra Hart-Rogers by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DEBBRA HART-ROGERS, and who acknowledged he/she/they executed the same as the free act and deed of the said DEBBRA HART-ROGERS.

Witness my hand and official seal, this the 24th of November, 2015.

Shauna Daniels

Notary Public
My Commission Expires: 3/7/17
(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212