BILL GARRETT, Davidson County
Trans:T20160015440 DEEDWARR
Recvd: 02/25/16 09:36 2 pgs
Fees:13.00 Taxes:12.95
20160225-0017890

THIS INSTRUMENT PREPARED BY:
HAYNES. FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
James Keith Kephart 2930 Old Horton Hwy Nolensville, TN 37135	Same	11901005100

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIM SISCO, a married person, by his Attorney In Fact, Charlene Sisco, and wife, CHARLENE SISCO**, has this day bargained and sold, and do hereby transfer and convey unto the said **JAMES KEITH KEPHART, unmarried**, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the West 8 feet of Lot No. 27 and that part of a 50-foot Avenue adjoining Lot No. 27 on the West as shown on the Map of a Subdivision of G. R. Rose's property as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

Said property fronts 58 feet on the south side of Hester Avenue and runs back between lines 149.5 feet, along the westerly margin of said Avenue and 152.6 feet along the easterly line of the west 8 feet of Lot No. 27 to a deed line on which it measures 58.1 feet.

Being the same property conveyed to Melvin Webster and wife, Ruby Jewel Webster by James C. Hester and wife, Sherma Ruby A. Hester, of record in Book 2543, page 565, Register's Office for Davidson County, Tennessee. The said Ruby Jewel Webster predeceased Melvin Webster who has since died, testate, devising said property to John Eric Bowlin, Seventh Circuit Court for Davidson County, Tennessee, Docket No.: 00P714. Subsequent, said property was divested from John Eric Bowlin and vested in Jim Sisco by Final Decree Confirming Sale, Chancery Court for Davidson County, Tennessee, Tax Civil Action No.: 09-487-II, of record in Instrument No.: 20100727-0058967, Register's Office for Davidson County, Tennessee, and by Decree for Redemption of record in Instrument No.: 20160201-0009507, said Register's Office. The said Charlene Sisco, wife of Jim Sisco, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $3,500.00.
Subscribed and sworn to before me,
this 23 of February, 2016.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is unimproved property known as 367 Hester Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 23 day of February, 2016.

Jim Sisco by Charlene Sisco, Att. In Fact

JIM SISCO BY CHARLENE SISCO, ATTORNEY IN FACT, REGISTER'S OFFICE FOR DAVIDSON CO., TN, INSTRUMENT NO.: 20111017-0080611

Charlene Sisco

CHARLENE SISCO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of February, 2016, before me personally appeared **CHARLENE SISCO**, 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 **JIM SISCO**, and who acknowledged that she executed the same as the free act and deed of **JIM SISCO**.

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 01/11/2017

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **CHARLENE SISCO,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 23 day of February, 2016.

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 01/11/2017