NEW OWNER:

Al Sisi Construction
1190 Grafton Dr
Franklin, TN 37069

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0296

Map 164 Parcel 204.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160029956 DEEDWARR
Recvd: 04/13/16 11:01 3 pgs
Fees:18.00 Taxes:129.50
20160413-0035340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Thirty-Five Thousand and 00/100 Dollars** (**$35,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **FIRST FREEDOM BANK**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **AL SISI CONSTRUCTION** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in the 32nd Council District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the easterly right of way of Hobson Pike (State Route 171), said point also being the southwesterly corner of the Giacchino Spiezio, et ux property of record in Instrument Number DB-00004281-0000954, R.O. D.C., TN., said point also being the northwesterly corner of the herein described tract of land;

Thence, with boundary line between Spiezio and subject property South 80° 30' 33" East a distance of 161.52 feet to a point;

Thence, South 81° 30' 12" East a distance of 94.83 feet to a point;

Thence, South 83° 10' 33" East a distance of 165.54 feet to a point;

Thence, South 08° 21' 57" West a distance 227.71 feet to a point, said point also being the northwesterly corner of the Lakewalk, Section 2 subdivision of record in Instrument Number 20060209-0016039, R.O.D.C., TN;

Thence, leaving the Spiezio boundary lines and along boundary lines between Lakewalk and the subject property South 40° 05' 26" West a distance of 779.40 feet to a point;

Thence, South 80° 28' 17" West a distance of 30.00 feet to a point in the easterly right of way of Hobson Pike (State Route 171)

Thence, with said easterly right of way Hobson Pike North 09° 31' 43" East a distance of 889.17 feet to the point of beginning, and containing 5.66 acres more or less.

BEING the same property conveyed to First Freedom Bank, by Trustees Deed from J. Frank Rudy, Jr., as Successor Trustee, dated October 15, 2013, and of record Instrument No. 20131018-0109248, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **April, 2016.**

FIRST FREEDOM BANK

BY: _____

John H. Bradshaw, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John H. Bradshaw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **First Freedom Bank** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 7th day of **April, 2016**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00 .

AFFIANT

Sworn to and subscribed to before me this 7th day of **April, 2016**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY