BILL GARRETT, Davidson County
Trans:T20160048024 DEEDWARR
Recvd: 06/07/16 13:25 2 pgs
Fees:13.00 Taxes:1461.50
20160607-0057379

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33014-05-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me this 6th day of June, 2016. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Heather Sisemore & Larry R. Young 7828 Highway 100 Nashville, TN 37221	Send Tax Bills To: Same as Owner	Tax Information: Map and Parcel No.: 156 00 0 018 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miles Adcox, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Sisemore, an unmarried woman, and Larry R. Young, a married man, as tenants in common** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7828 Highway 100, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of June, 2016.

MILES ADCOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 6th day of June, 2016.

NOTARY PUBLIC
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, January 26, 1959, as follows:

BEGINNING on the northerly margin of Highway 100 at the southwest corner of the property conveyed to John B. Hill and wife, by deed from E. U. Buchi and wife, of record in Book 2147, page 289, Register's Office for Davison County, Tennessee, and also being the corner of Lots No. 4 and 5; thence with the line between said two lots, northwesterly 211.2 feet; thence southwesterly 160.0 feet to the corner of Lots No. 5 and 6; thence with the line between said two lots, southeasterly 223.5 feet to the northerly margin of Highway 100; thence with the same, northeasterly 160.0 feet to the beginning.

Being the same property conveyed to Miles Adcox by deed dated January 31, 2007 from Scott Bastoky and wife, Rhonda Bastoky of record in Instrument No. 20070201-0013304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 156 00 0 018 00.

2. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 10752, page 953, Register's Office for Davidson County, Tennessee.