THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33021-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $280,000.00. Meredith Malley Affiant Subscribed and sworn to before me this 15th day of June, 2016. Notary Public My Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Todd Sisson 1820 Joy Circle Nashville, TN 37207	**Send Tax Bills To:** Bank of Tennessee 165 Indian Lake Blvd. Ste. 107 Hendersonville, TN 37075	**Tax Information:** Map and Parcel No.: 071 12 0 037 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, **Keith Jones and Emma Mills, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Sisson and Lucas S. Walton, both unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Joywood, as of record in Plat Book 974, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Keith Jones, an unmarried man, and Emma Mills, an unmarried woman, as tenants in common with right of survivorship by deed dated February 16, 2007 from C. Ted Starkey and wife, Jean Starkey, of record in Instrument no. 20070220-0020980, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 071 12 0 037 00.
2. All matters appearing on the Plan of record as Book 974, page 45, Register's Office for Davidson County, Tennessee.

This is improved property located at 1820 Joy Circle, Nashville, TN 37207

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

And Grantor covenants that it 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 itself, its successors, 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.

BILL GARRETT, Davidson County
Trans:T20160052840 DEEDWARR
Recvd: 06/21/16 15:40 2 pgs
Fees:13.00 Taxes:1036.00
20160621-0063244

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2016.

Keith Jones

Emma Mills

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

My Commission Expires:

