BILL GARRETT, Davidson County
Trans:T20160065715 DEEDWARR
Recvd: 08/01/16 09:53 2 pgs
Fees:13.00 Taxes:649.35
20160801-0078837

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 175,500.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2016.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Chelsie T Sircy**<br>**Richard A. Sircy** | New Owner | **15003005100** |
| **3328 Timber Trail** | | |
| **Antioch, TN 37013** | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Beverly Potts and Wednesday Dodd and Jeffrey Watts**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Chelsie T Sircy and Richard A. Sircy, wife and husband**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of the Country, Section Two, of record in Plat Book 5050, page 40, Register's Office for said County, described as follows:

Beginning at a point in the Northeast corner of said lot being the front of the common line of lots 43 and 44; thence in a Southerly direction along the Westerly margin of Timber Trail 82.97 feet to a point; thence along a curve 39.27 feet to a point; thence in a westerly direction 30.00 feet to a point; thence 18.33 feet to a point being the front of the common line of lots 45 and 44; thence Northwest 112.03 feet to a common point on the boundary of lots 44, 45 and 42; thence Northeast 28.23 feet to a concrete monument being the common point of lots 42, 43, and 44; thence easterly 105.00 feet to the point of beginning.

Being the same property conveyed to Charles W. Bracey and wife, Joan S. Bracey, from Randall Phillips Builders, Inc., by Warranty Deed dated October 27, 1977 of record in Book 5216, page 226, Register's Office for Davidson County, Tennessee. Joan S. Bracey died on 3/24/07 leaving Charles W. Bracey as surviving tenant by the entirety. Charles W. Bracey, aka Charles Wallace Bracey, died testate on 6/30/15 and by Last Will and Testament admitted to probate in the Circuit Court of Davidson County, Tennessee, Probate Division, No. 15P11172, the property herein described was devised to Beverly Potts (80%), Wednesday Dodd (10%) and Jeffery Watts (10%). The spelling of Jeffrey Watts was erroneously spelled in the Last Will and Testament. Jeffery Watts is one and the same person as Jeffrey Watts.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 3328 Timber Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 27th day of July, 2016.

Beverly Potts
Beverly Potts

Wednesday Dodd
Wednesday Dodd

Jeffrey Watts by Beverly Potts, Attorney in Fact
Jeffrey Watts
By: Beverly Potts
Attorney in fact

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, a Notary Public of said County and State, **Beverly Potts and Wednesday Dodd**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2016.

Notary Public

My Commission Expires: DEC 2 7 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **BEVERLY POTTS** to me known to be the person who executed the foregoing instrument in behalf of **JEFFREY WATTS** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **JEFFREY WATTS.**

Witness my hand, at office, this 27th day of July, 2016.

Notary Public

My Commission Expires: DEC 2 7 2017

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON