Register Return to: 16-CD-700
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170001582 DEEDWARR
Recvd: 01/06/17 12:05 2 pgs
Fees:13.00 Taxes:1110.00
20170106-0001822

# WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Leslie McCollum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2017.

Suzanne Thomas
Notary Public

MY COMMISSION EXPIRES: 3-18-19
(AFFIX SEAL)

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18 2019
COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 16-Cd-700

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| James L. Sisk, III and Kelsey V. Sisk | Farmington Mortgage | |
| (NAME) 1008 Davidson Road | (NAME) 2002 Richard Jones Rd Ste 300A | 115070005.00 |
| (ADDRESS) Nashville, TN 37205 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF CHARLINE P. SMITH, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. SISK, III AND KELSEY V. SISK, HUSBAND AND WIFE, 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. 38 on the Plan of Crest Meade, Section I, of record in Book 2331, page 153, Register's Office for said County.

Said Lot No. 38 fronts 185 feet on the east side of Davidson Road and runs back between lines, 337.4 feet on the north line and 336.8 feet on the south line to a dead line, which is a broken line, measuring 110.8 feet thereon.

Being the same property conveyed to Lloyd Edward Smith and wife, Charline P. Smith, by Warranty Deed, from James A. Poston and wife, Betty Spaulding Poston, dated May 31, 1968, recorded June 3, 1968, of record in Book 4239, page 788, Register's Office for Davison County, Tennessee. The said Lloyd Edward Smith, having predeceased his wife, Charline P. Smith, in December 2003 and property vested in Charline P. Smith as surviving tenant by the entireties. The said Charline P. Smith having since died on December 11, 2015. The Last Will and Testament for Charline Purnell Smith of record in Case No. 16P223, Probate

Division of the Circuit Court of Davidson County.

unimproved ☐
This is improved ☒ property, known as 1008 Davidson Road, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Estate of Charline P. Smith this 3 day of January, 2017.

Estate of Charline P. Smith

BY: _____
Melvin C Everette
Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Suzanne Thomas, a Notary Public of said State and County aforesaid, personally appeared Melvin C. Everette with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executor of The Estate of Charline P. Smith the within named bargainor, an Estate and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by himself as Executor

Witness my hand and official seal at Franklin, Tennessee this 3 day of January, 2017.

Commission Expires: 3.18.19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

_____
Notary Public