BILL GARRETT, Davidson County
Trans:T20170016315 DEEDWARR
Recvd: 02/24/17 10:10 2 pgs
Fees:13.00 Taxes:1073.00
20170224-0018519

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 58792
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The William Lea Family Trust U/W-2014, Cumberland Trust & Investment Company, Trustee 40 Burton Hills Blvd., #300 Nashville, TN 37215	Same

TAX MAP PARCEL NUMBERS: 15602019400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron Bissinger and Christie Bissinger, husband and wife**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **The William Lea Family Trust U/W-2014, Cumberland Trust & Investment Company, Trustee** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 755 on the Plan of Harpeth Woods, Section Two of record in Book 5200, page 280, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron L. Bissinger and wife, Christie Bissinger by Warranty Deed from Jona Marie Crow, unmarried and Janet Sledge, now known as Janet Sledge King, unmarried, dated July 21, 2006 and recorded on August 3, 2006 of record in Instrument No. 20060803-0094635, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 280, said Register's Office, which Plan shows a 30 foot minimum building setback line from Footpath Terrace and Harpeth Bend Drive, and a 10 foot easement for public utility and drainage purposes along the rear points of said lot.
A calculated high water line along the rear portion of said lot.
And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as 829 Footpath Terrace, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of February, 2017.

Aaron Bissinger

Christie Bissinger

State of Tennessee

County of Davidson

On this 17th day of February, 2017, before me the undersigned authority, personally appeared Aaron Bissinger and Christie Bissinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Sworn and subscribed before me this 17th day of February, 2017.

Notary

My Commission Expires: 10/23/19

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019