#33814

NEW OWNER:

Neely B Coble, IV
3817 Whitland Avenue
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0454 FR

Parcel 104-13-0-002.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 08/16/17 09:15 3 pgs
Fees:18.00 Taxes:5180.00
20170816-0083893

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Thousand and 00/100 Dollars** ($1,400,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **A. WILSON SISK, JR., an unmarried man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **NEELY B. COBLE, IV, an unmarried man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 20 feet of Lot No. 1 and the Easterly 55 feet of Lot No. 2, Block "E" on the Map of Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lots 1 and 2 front together 75 feet on the Southerly side of Whitland, formerly Bowling Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to A. Wilson Sisk, Jr., unmarried by Warranty deed from The Baskin Company, LLC of record in Instrument No. 20110816-0063017 Register's Office for Davidson County, Tennessee, dated August 15, 2011 and recorded on August 16, 2011.

Being improved property also known as 3817 Whitland Avenue Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **August, 2017.**

A. WILSON SISK, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, A. WILSON SISK, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **August, 2017.**

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ **1,400,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of **August, 2017.**

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

NOTARY PUBLIC

My commission expires: _____

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

