WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kevin Wayne Sisco	NEW OWNER	Parcel ID:
31 Fairway Drive	31 Fairway Drive	08513001900
Nashville, TN 37214	Nashville, TN 37214	

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 acknowledged, we

Branden J. Stansley and wife, Margaret P. Stansley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Kevin Wayne Sisco and wife, Catherine D. Sisco
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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Commencing at an iron rod (old) on the Westerly margin of Crestwood Road, as widened (50' wide R.O.W.) at the intersection of said westerly margin and the common boundary line of Lots 13 & 14, Re-Subdivision of Cliffdale (Book 974, Page 49 R.O.D.C., TN), Lot 14 being owned by James C. Hailey, Jr. (Book 6039, Page 404, R.O.D.C., TN); thence with said westerly margin S 07 Deg. 26' 11" W 99.86 feet to an iron rod (old) at the common boundary line of said Lot 13 & Lot 12 of said Re-Subdivision of Cliffdale (Book 974, Page 49, R.O.D.C., TN), The True Point of Beginning for the herein described tract of land; thence with said westerly margin S 07 deg. 26' 11" W 46.96 feet to a point; thence with a curve to the right that has a radius of 100.00 feet, a chord bearing and distance of S 69 deg. 16' 04" W 69.78 feet for an arc length of 71.28 feet to a point; thence S 89 deg. 41' 21" W 83.29 feet to a point in the easterly margin of a private access road; thence with said easterly margin N 07 deg. 11' 15" E 88.95 feet to a point at the common rear corner of said Lots 12 & 13; thence leaving said easterly margin with the line between said Lots 12 & 13, S 83 deg. 25' 33" E 144.45 feet to the point of beginning, the described tract containing 11,114.78 S.F. or 0.26 acres +/- derived from a survey dated 4/11/2016, prepared by Campbell, McRae & Associates, Surveying, Inc., by John Hood TN R.L.S. #1838.

Being part of the same property conveyed to Branden J. Stansley and wife, Margaret P. Stansley by deed from Johnny L. Byrd, unmarried, of record in Instrument 20160425-0039987, dated April 22, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 974, Page 49, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as Crestwood Road, Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20170074702 DEEDWARR
Recvd: 08/28/17 10:56 2 pgs
Fees:13.00 Taxes:222.00
20170828-0087967

Witness our hands this 25th day of August, 2017.

Branden J. Stansley

Margaret P. Stansley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Branden J. Stansley and Margaret P. Stansley, 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 and official seal at Nashville, Tennessee, this 25th day of August, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.