BILL GARRETT, Davidson County
Trans:T20170076281 DEEDWARR
Recvd: 08/31/17 11:06 2 pgs
Fees:13.00 Taxes:2220.00
20170831-0089613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Sisk, Jr. and wife, Wanda C. Sisk	James L. Sisk, Jr. and Wanda C. Sisk	
	(NAME)	
120 Prospect Hill	120 Prospect Hill	04600015.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joseph S. Dozier, an unmarried man and Terry E. Wilkes a married man, tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James L. Sisk, Jr. and wife, Wanda C. Sisk, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF BULL RUN ROAD, BEING TWENTY FIVE FEET FROM THE CENTER OF SAID ROAD AND BEING THE SOUTHEAST CORNER OF PUMO RI FARM, LL

THENCE, WITH THE EASTERLY LINE OF PUMO RI FARM, LLC, N 16° 34' 15" W, A DISTANCE OF 1947.31' TO AN IRON PIN;

THENCE, WITH THE LINES OF GREGORY A JONES AND BARBARA M. JONES, S 87° 37' 06" E, A DISTANCE OF 2007.88' TO AN IRON PIN AND S 17° 15' 45" E, A DISTANCE OF 627.56' TO AN IRON PIN;

THENCE, WITH THE WESTERLY LINE OF JAMES D. LONG AND ESSIE M. LONG, S 15° 15' 15" E, A DISTANCE OF 429.38' TO AN IRON PIN;

THENCE, WITH THE NORTHERLY MARGIN OF BULL RUN ROAD, S 62° 03' 17" W, A DISTANCE OF 877.06' TO A POINT, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 875.69', A CENTRAL ANGLE OF 09' 11' 26", A LENGTH OF 140.47', A CORD DISTANCE OF 140.32' AND A CORD BEARING OF S 66° 39' 00" W TO A POINT, WITH A TANGENT, S 71° 14' 44" W, A DISTANCE OF 582.12' TO A POINT, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 3433.02', A CENTRAL ANGLE OF 05° 11' 49", A LENGTH OF 311.38', A CORD DISTANCE OF 311.27' AND A CORD BEARING OF S 68° 38' 49" W TO A POINT AND WITH A TANGENT, S 66° 02' 55" W, A DISTANCE OF 5.73' TO THE BEGINNING, CONTAINING 66.95 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH S. DOZIER AND TERRY E. WILKES, AS TENANTS IN COMMON BY WARRANTY DEED FROM JAMES LEE SHOCKLEY AND WIFE, CONNIE A. SHOCKLEY, OF RECORD IN INSTRUMENT NUMBER 20160906-0093231, REGISTER'S OFFICE FOR DAVIDSON COUNTY, T

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4638 Bull Run Road, Ashland City, TN 37015
(House Number) (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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 30th day of August, 2017.

Joseph S. Dozier

Terry E. Wilkes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph S. Dozier , an unmarried man and Terry E. Wilkes, a married man, tenants in common, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072