BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 38018 DEEDWARR
12/18/2017 09:25:37 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20171218-0128337

O-KR-17-7623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KRISTIN J. TANT, TRUSTEE		
(NAME)	(NAME)	
9540 Sanctuary Place	**New Owner**	**089-00-0-015.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT JEREMY SISEMORE, AS TRUSTEE OF THE ROBERT JEREMY SISEMORE 2012 DYNASTY TRUST DATED DECEMBER 19, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KRISTIN J. TANT, TRUSTEE OF THE 7623 RIVER ROAD TRUST U/A/D DECEMBER 7, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying in the 8th Civil District Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of the River Road where the Old Rucker line begins and running with and along the Rucker line North 87 deg. 30 east 558 feet to a point on the Old Rucker line; thence north 87 degrees 30 min. east 922 feet to a point; thence North 79 deg. East 255 feet; thence North 77 deg. 30' east 403.9 feet, being the line of property deeded to L.F. Watkins of record in Book 487, page 208, Register's Office for Davidson County, Tennessee; thence North 73 deg. East 148.5 feet; thence North 54 deg. 15' east 450.4 feet to the point where the Rucker line joins the Cumberland River; thence North along the boundary of the Cumberland River 17 deg. 25' west 1,237.5 feet to a point on said river; thence North 10 deg. West 605 feet to the center of Indian Creek where said creek flows into the Cumberland River, thence along the present meandering of said Indian Creek North 80 deg. west 290 feet to a point in said Creek; thence South 53 deg 45' west 60 feet; thence South 5 deg. 30 west 145 feet to a bend in said Creek; thence south 53 deg. West 230 feet along said creek; thence south 16 deg. 30' west 275 feet to the center of said creek where it joins the boundary of the L.F. Watkins property as of record in Book 502, page 301, Register' s Office for Davidson County, Tennessee, thence south 19 deg. 15' west 220 feet to a point on the east bank of said creek thence south 57 deg. 45' west 200 feet to a point on the bank of a bend of Indian Creek; thence south 39 deg 45' west 246 feet to a point; thence south 27 deg. 35' west 1,310 feet to a point 50 feet north of the Rucker line; thence parallel with the Rucker line south 87 deg. 30' east 558 feet to a point in the River Road 50 feet North of the Rucker line; thence from said point 50 feet south on the River Road to the point of beginning.

Included in the description but excluded from this conveyance the following described property of 16.5 acres conveyed in Book 3099, page 482, Register's Office for Davidson County, Tennessee to Carsie Sircy and wife, Willie C. Sircy by deed from Dwight Watkins.

Beginning at a point at the intersection of the center line of Indian Creek and the Cumberland River; thence up Indian Creek along the center line thereof and along the line of the Cordell Hull Farm, as follows: North 80 deg. west 290 feet; south 53 deg. 45' west 60 feet south 5 deg. 30' west 145 feet; south 53 deg. west 230; south 16 deg. 30' west 175 feet to a point in the line of the lands of C.L. Pickney; thence with said Creek along Pickney' s line, south 19 deg. 45' west 160 feet to a point in Indian Creek lake; thence leaving said Creek along the new line of Dwight Watkins, south 68 deg. east 488 feet; south 62 deg. 30' east 98 feet to a large elm; south 24 deg. east 210 feet to a large persimmon; south 28 deg. east 236 feet to a double red oak, thence south 14 deg. east 115.5 feet to a small buckeye tree with iron-wood pointers; thence south 3 deg. east 132 feet to a buckeye tree; thence south 11 deg. 30' west 66 feet to a double buckeye tree with cedar pointers; thence south 10 deg. west 200 feet to an elm tree; south 28 deg. 15' west 138 feet to a stake; south 31 deg, west 99 feet to a stake; south 34 deg, west 99 feet to a walnut tree in a fence row, being in the north line of the lands of Carsey Sircey; thence with his line, north 72 deg. 30' east 128 feet to a hackberry; thence north 56 deg. east 419 feet to a point on Cumberland River; thence down said River, north 15 deg. 30' west 1,237.5 feet and north 9 deg. west 605 feet to the point of beginning containing 16.5 acres, more or less.

Additionally, there is a perpetual easement on the property herein conveyed to the United States Government of 5.29 acres conveyed to the U.S. Government in Book 2155, page 311-316, Register's Office for Davidson County, Tennessee described as follows:

RETURN TO:
PREMIER ESCROW, LLC

A tract of land lying entirely below the 390-foot contour line above sea level, situated on the left descending bank of the Cumberland River, in the 8th Civil District of Davidson County, Tennessee, and bounded substantially as follows: Beginning at a point where the 390-foot contour line crosses the dividing line between the lands now or formerly of Charles L. and Margaret Burrus Pickney and the lands of the subject owner, said point being North 29' 00' East 1,445 feet, more or less, from the most northeasterly corner of the lands of said Pickney; thence, leaving said contour line and along said Pickney line, North 26' 00' East 450 feet, to a point in the center of a creek; thence northeasterly and downstream, following the meandering of the center line of said creek and still along said Pickney line, a distance of 940 feet, more or less, to a point at the confluence of the center line of said creek with the ordinary high water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line a distance of 1,900 feet, more or less, to a point in the line of the lands now or formerly of Carsie and Willie C. Sircy; thence leaving said water line and along said Sircy lines, South 59' 00' West 80 feet, to a point where the 390-foot contour line crosses the dividing line between the lands of said Sircy and the lands of the subject owner; thence, leaving said Sircy line, covering the lands of the subject owner and following the 390-foot contour line as it meanders generally as follow; North 14' 15' west 1,820 feet, North 52' 00' West 125 feet, South 27' 00' West 820 feet, and South 50' 30' West 370 feet, to the point of beginning containing five and twenty-nine hundredths (5.29) acres, more or less.

Being the same property conveyed to Robert Jeremy Sisemore, as Trustee of The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012 by Quitclaim deed from Norma M. Sisemore of record in Instrument No. 20121226-0118918 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 26, 2012.

This conveyance is subject to:

- Taxes for the year 2018 and thereafter, not yet due and payable;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Application for Greenbelt Assessment of record in Book 11303, Page 898 and Instrument No. 20130530-0054144, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement of record in Book 2155, Page 311-316, in the Register's Office for Davidson County, Tennessee.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7623 River Road Pike, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF DECEMBER, 2017.

Robert Jeremy Sisemore, as Trustee of The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012

Robert Jeremy Sisemore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Robert Jeremy Sisemore, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Robert Jeremy Sisemore 2012 Dynasty Trust dated December 19, 2012, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal, this the 15th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019