Bill Garrett Davidson County
Batch# 39567 DEEDWARR
12/19/2017 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20171219-0129360

WARRANTY DEED

File #2017111411

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ 19th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy William Sisco and Rachel Marie Elkins	NEW OWNER	15007007000
(NAME)	(NAME)	
3128 Stoney Brook Cir.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 370143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **David B. Briggs Jr. and Ronnie Ward, a married couple,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy William Sisco and Rachel Marie Elkins, husband and wife,** 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:

Being Lot No. 81, on the plan of Section One Town Village of the Country, as the same appears of record in Book 5200, Page 55 and 56, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to David B. Briggs, Jr. and myself, Ronnie Ward by Quitclaim Deed from Ronnie Ward, dated 02/06/2012, of record in Instrument No. 20120207-0011044, said Register's Office.

Further being the same property conveyed to Ronnie Ward, unmarried by Warranty Deed from James Allen Carter, dated 10/29/2004, of record in Instrument No. 20041103-0132220, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Book 5200, Page 55 and 56, said Register's Office.; Restrictive Covenants as of record in Book 5289, Page 687, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3128 Stoney Brook Cir., Antioch,TN,37013**
(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 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 our hands this 18th day of December, 2017.

David B. Briggs Jr.

Ronnie Ward

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared David B. Briggs, Jr. and Ronnie Ward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of December, 2017.

Notary Public

Commission expires:

8/18/18

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

