WARRANTY DEED

Bill Garrett
Batch# 87528
05/02/2018 01:53:53 PM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20180502-0041828

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH** DAY OF **APRIL, 2018.**

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Sisco and Evelyn Sisco	new owner	116120A00200CO
(NAME)	(NAME)	
3704 - B Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Walter W. Hardcastle Jr., and wife, Susan R. Hardcastle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ralph Sisco and Evelyn Sisco, 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: # O. **K.

Land in Davidson County, Tennessee, Being Unit No. 2 on the Plan of Estes Glen, Phase III, of record in Master Deed Book 4923, Pages 411-461, as amended in Book 4927, Page 793, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Walter W. Hardcastle, Jr and wife, Susan R. Hardcastle by deed dated March 8, 2000 from Ronald W. Sharer and wife, Pam Sharer of record in Instrument No. 20000309-0024658, Register's Office for Davidson County, Tennessee. Thereafter Walter W. Hardcastle, Jr. and wife, Susan R. Hardcastle conveyed their interest to Susan R. Hardcastle and Walter Hardcastle, Jr., Trustees in Trust under the Susan R. Hardcastle Living Trust dated May 21, 1999 by deed dated March 8, 2000 of record in Instrument No. 20000508-0046077, said Register's Office for Davidson County, Tennessee. Susan R. Hardcastle and Walter Hardcastle, Jr., Trustees in Trust under the Susan R. Hardcastle Living Trust dated May 21, 1999 then conveyed their interest to Walter W. Hardcastle, Jr. and wife, Susan R. Hardcastle by deed dated March 28, 2014 of record in Instrument No. 20140328-0025911, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3704 - B Estes Road, Nashville, TN 37215
(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 my/our hands this **27th** day of **April, 2018.**

Walter W. Hardcastle Jr.

Susan R. Hardcastle

State of Tennessee
County of Davidson

On this 27th day of April, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Walter W. Hardcastle Jr. and Susan R. Hardcastle, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 27th day of April, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Sisco

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN