Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3199

Karen Y Johnson Davidson County
Batch# 164578 DEEDWARR
11/21/2018 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $455.10
20181121-0114892

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey R. Sisson 117 Scenic View Rd Old Hickory, TN 37138	New owner	044-05-0-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Dan L. Hayes, a single man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey R. Sisson, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1
Being the Northwesterly part of Lot No. 73 on the unrecorded Plan of Scenic View Subdivision, and being Lot No. " C" on the Map of a resubdivision of Lots 67 to 74, both inclusive, on said plan and described according to a copy of survey thereof, made by James L. Murphy, Surveyor, dated April 21, 1959 as follows:

BEGINNING at a point in the Northeasterly margin of Havron Avenue at a point 33.34 feet from the dividing line of Lot Nos. 73 and 74, being a corner of Lots C and B in said Resubdivision; thence with said Avenue, North 46 degrees 29 minutes West 66.66 feet to the intersection of said avenue, the Southeasterly margin of a 20 foot dedication for a public walkway; thence along the margin of said walkway, North 43 degrees 59 minutes East 168.9 feet to the common corner of Lot Nos. 56 and 73; thence with the dividing line of said lots, South 46 degrees 01 minutes East 67.06 feet; thence South 43 degrees 49 minutes West 168.16 feet to the beginning.

Tract 2
Beginning on an Iron Pin in the Northerly Margin of Havron, or Scenic View Avenue, and on the line between the South-Westerly corner of Lot No. 73, and a Twenty Ft. Wide (20 Ft.), Reserved Tract, in a North-Westerly Direction, along the Northerly Margin of Havron, or Scenic View Avenue a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the line between the said Twenty Ft. (20 Ft.) Wide tract and Lot No. 72; thence

In a North-Easterly Direction along the line between the Twenty Pt. (20 Ft.) Wide Tract and Lot No. 72, a distance of One Hundred Sixty Eight and Five Tenths Ft. (168.5 Ft.) to an Iron Pin on the line between Lot No. 72 and Lot No. 55, said Iron Pin being in the Center of a Twenty Ft.,

(20 Ft.) Wide Public Utility Easement; thence In a North-Easterly Direction along the common line a distance of Twenty Ft. (20 Ft.) to an Iron Pin on the center line of the said Twenty Ft. (20 Ft.) Wide Public Utility Easement, and on the line between Lot No. 56, and Lot No. 73; thence In a South-Westerly Direction along the line between the said Twenty Ft. (20 Ft.) Wide Reserved Tract and Lot No. 73, a distance of One Hundred Sixty Eight and Three Tenths Ft. (168.3 Ft.) to an Iron Pin in the South-Westerly Corner of Lot No. 73, and on the Northerly Margin of Havron, or Scenic View Avenue, and the Point of Beginning, and containing by Plan-O-Meter Calculation, approximately .077 Acres, More or Less.

The Above described Tract or Parcel of land, is hereby made subject to all Existing Easements or Rights-of-Way now on said land.

Being the same property conveyed to Frank R. Hayes and wife, Martha E. Hayes and Dan L. Hayes, joint tenants with right of survivorship by Warranty deed from Charles V. Garrison, by and through his Attorney in fact, Stephen Dale Garrison of record in Instrument No. 20051215-0150800 Register's Office for Davidson County, Tennessee, dated December 13, 2005 and recorded on December 15, 2005.

Frank R. Hayes having since died on July 9, 2011, leaving Martha E. Hayes and Dan L. Hayes as the surviving joint tenants. Martha E. Hayes having since died on September 7. 2017, leaving Dan L. Hayes as the sole surviving joint tenant,

This is ☒ improved or ☐ unimproved property located at: **117 Scenic View Road, Old Hickory, TN 37138.**

This conveyance is made subject to 1) 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2018.

GRANTOR:

Dan L. Hayes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dan L. Hayes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of November, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

201811210114892

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

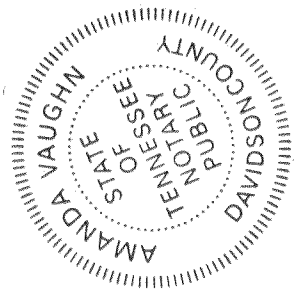
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)