Karen Y Johnson Davidson County
Batch# 172499 DEEDWARR
12/11/2018 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20181211-0120332

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18110032

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Paul Lee Gill
AFFIANT and/or BUYER

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7 DAY OF Dec, 2018.

NOTARY PUBLIC

My Commission expires: 8/21/22

L. BRONER MCCOY
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Address of New Owner
Paul Lee Gill
Tabitha Renee Knox
8192 Whites Creek Pike
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
004-00-0-088.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Glenn M. Sircy and Brenda G. Williams and Charles Lynn Sircy and Raymond Phillip Binkley,** hereinafter called the **GRANTORS**, have/has bargained and sold, and by these presents do transfer and convey unto **Paul Lee Gill, a single man and Tabitha Renee Knox, a single woman,** hereinafter called the **GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Robert Waller Property, as of record in Book 4660, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 119.5 feet on the northeast margin of Whites Creek Pike and extends back 369.73 feet on the northwest line and 369.62 feet on the southeast line to a line in the rear on which it measures 119.5 feet.

Subject to a perpetual easement in and to the northwesterly 2 feet of Lot No. 5 on the Plan of Robert Waller Property, as of record in Book 4660, Page 10, fronting 2 feet on Whites Creek Pike and running back between parallel lines, one of which is the common boundary line between Lot Nos. 4 and 5, 185 feet to a line on which it measures 2 feet as granted to Grantees in Warranty Deed as of record in Book 4766, Page 392, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ina F. Sircy, unmarried, by Warranty Deed from Ray F. Jenkins and wife, Donna Ruth Jenkins, dated 06/07/1991 and recorded on 06/11/1991 at Book 8371, Page 248, Register's Office for Davidson County, Tennessee. The said Ina F. Sircy, aka Ina Frances Sircy, having since died testate on or about February 8, 2018, according to the terms of her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 18P-957, devised the subject property to her children, Glenn M. Sircy and Brenda Williams, and to her grandchildren, Charles Lynn Sircy and Raymond Phillip Binkley.

This is property generally located:
8192 Whites Creek Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 4660, Page 10, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Glenn M. Sircy, Brenda G. Williams, Charles Lynn Sircy, and Raymond Phillip Binkley** has/have caused this instrument to be executed, this the 7 day of Dec, 20 18.

Glenn M. Sircy

Charles Lynn Sircy

Brenda G. Williams

Raymond Phillip Binkley

STATE OF _____
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Glenn M. Sircy, Brenda G. Williams, Charles Lynn Sircy, and Raymond Phillip Binkley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7th day of Dec, 20 18.

My commission Expires: 6/27/22

NOTARY PUBLIC

LEWIS BRONER MCCOY
CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 10th day of December, 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY