(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

* Gary L. Sisco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of February, 2019.

Jennifer L Stacy
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gary L. Sisco and Mary Sue Sisco	First Citizens Bank	142 16 0A 006.00
(NAME)	(NAME)	
521 London Way	200 West Court Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dyersburg, TN 38024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Charles Lee Rice and wife Viona Smith Rice**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary L. Sisco and Mary Sue 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Devon Park - Phase One, as of record in Book 5200, Pages 670, 671, and 672, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles Lee Rice and wife, Viona Smith Rice by Warranty Deed from Robert L. Scruggs and wife, Joyce W. Scruggs dated May 9, 1986 and recorded May 19, 1986 in Book 6861, Page 264, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 521 London Way, Nashville, TN 37221

Karen Johnson Davidson County
Batch# 200976 **DEEDWARR**
03/01/2019 10:00:35 AM 2 pgs
Fees: $13.00 Taxes: $1,683.50

20190301-0018680

File Number: GRN-1900184SSO

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 28th day of February, 2019

Charles Lee Rice

Viona Smith Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charles Lee Rice and wife Viona Smith Rice, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public

My Commission Expires: 1/10/2021

(SEAL)



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