Karen Johnson Davidson County
Batch# 392669 **DEEDWARR**
04/28/2020 10:45:25 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20200428-0044144

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$240,000.00** (Two Hundred Forty Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of April, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Phillip Brent Thomas 3936 Plantation Drive Hermitage, TN 37076	**SAME AS NEW OWNER**	07509004800

WARRANTY DEED

FOR AND IN 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, **JOHN GARY SIRES AND WIFE, DOROTHY BARNES SIRES,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PHILLIP BRENT THOMAS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 141 on the Plan of Hermitage Hills S/D, Section I, as of record in Book 2900, page 48, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Plantation Drive, common corner of Lots Nos. 141 and 142; thence with the line between said two lots northerly 110.3 feet to a point; thence with the line between Lots Nos. 140 and 141 westerly 108.4 feet to a point in the easterly margin of Bonnaville Drive; thence with the margin of said Drive Southerly 85 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Plantation Drive; thence with the margin of said Drive easterly 83.43 feet to the point of beginning.

Being the same property conveyed to John Gary Sires and wife, Dorothy Barnes Sires by deed from Secretary of Housing and Urban Development of record in Book 4079, Page 446, dated November 15, 1966 and recorded November 21, 1966, Register's Office for Davidson County, Tennessee.

Being also known as 3936 Plantation Drive, Hermitage, Tennessee 37076.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3936 PLANTATION DRIVE** **HERMITAGE, TN 37076**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS, this 27th day of April, 2020

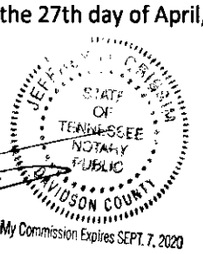
John Gary Sires

Dorothy Barnes Sires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of April, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Gary Sires and Dorothy Barnes Sires** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of April, 2020.



Notary Public

My Commission Expires SEPT. 7, 2020

Commission Expires: _____