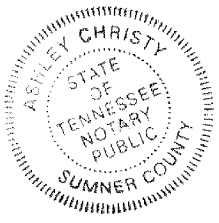
Karen Johnson Davidson County
Batch# 466686 DEEDWARR
08/31/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20200831-0098382



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020.

Notary Public
MY COMMISSION EXPIRES: 6-11-21
File No. 20-9769

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tiffany Marie Joslin (NAME)	Wells Fargo Bank, NA (NAME)	44-5-16
117 Scenic View Road (STREET ADDRESS)	1150 W Washington Street (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Tempe, AZ 85281 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jeffrey R. Sisson, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Marie Joslin, an unmarried woman,** 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:

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 Bin 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 Ft. (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 Jeffrey R. Sisson, a single man by Warranty Deed dated November 19, 2018 from Dan L. Hayes, a single man, recorded November 21, 2018, in Instrument Number 20181121-0114892, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Restrictive Covenant for Detached Structure in Instrument Number 20180305-0020302, recorded in the Register's Office of the Davidson County Register of Deeds.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 117 Scenic View Road, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 28th day of August, 2020.

Jeffrey R. Sisson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of August, 2020, before me personally appeared Jeffrey R. Sisson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2020.

Notary Signature
My commission expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY