Davidson County DEEDWARR
Recvd: 08/29/05 12:23 2 pgs
Fees:13.00 Taxes:456.95

20050829-0103095

WARRANTY DEED

THIS INDENTURE, made and entered into this 19 day of August, 2005, by and between **CHRISTOPHER VALENTINO**, party of the first part, and **SIRVA RELOCATION, LLC, a Delaware Limited Liability Company**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the City of HERMITAGE, County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO. 106 OF HIDDEN HILL, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4860, PAGE 43, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20031107-0016 in the Register's Office of DAVIDSON County, Tennessee. 3675

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, except for City of HERMITAGE and County of DAVIDSON realty taxes for the year 20_____, and subdivision restrictions, building lines and easements of record in Plat Book _____, Page _____, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

CHRISTOPHER VALENTINO

STATE OF TN

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CHRISTOPHER VALENTINO**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

REBECCA CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WITNESS my hand and Notarial Seal at Office this 6th day of July, 20 05.

Rebecca Clark
Notary Public

My commission expires: 9/20/08

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 123,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Kristy Schwinghammer Closing Specialist

Subscribed and sworn to before me this 15 day of August, 20 05.

B. Wilhelm
Barbara J. Wilhelm
Notary Public Barbara J. Wilhelm

My commission expires: January 31, 2007

Property Address: **616 HIDDEN HILL DRIVE, HERMITAGE, TN 37076**

Tax Parcel Number: Map 076 05 - 104

Name and address of property owner, and mail tax bills to:

SIRVA Relocation, LLC.

BARBARA J. WILHELM NOTARY PUBLIC-MINNESOTA My Commission Expires Jan. 31 2007

This instrument was prepared by, and after recording, return to:

Cumberland Title
13018 Lebanon Rd
Mt. Juliet TN 37122