WARRANTY DEED

FILE BOX 19B
05-09-039-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th day of October, 2005

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DAVID CLIFFORD AND DEBORAH CLIFFORD	NEW OWNER	141-07-0-B
(NAME) 326 Roslyn Court	(NAME)	97.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CATHERINE SIVILS ENTMAN, MARRIED, SARAH ELIZABETH SIVILS SIMMONS, MARRIED, AND JOHN TALMADGE SIVILS, MARRIED, AS RESIDUARY DEVISEES UNDER THE LAST WILL AND TESTAMENT OF TALMADGE HOWARD SIVILS, DECEASED**, herinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID CLIFFORD AND WIFE, DEBORAH CLIFFORD**, 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. 81 on the Plan of First Revision of Somerset Farms, Section 4, Phase 1, a Planned Unit Development of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to TALMADGE H. SIVILS AND WIFE, MARY J. JOINT VENTURE, by Deed from SOMERSET FARMS, A TENNESSEE JOINT VENTURE, of record in Book 10308, Page 364, said Registers Office. Mary J. Sivils having died 3/2/02 and Talmadge H. Sivils being vested with title as surviving tenant by the entireties. Talmadge died testate on 3/18/05 and devised said property to Catherine Sivils Entman, Elizabeth Sivils Simmons and John Talmadge Sivils by will of record in Instrument No. 5800 for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of SOMERSET FARMS, of record in Book 8556, Page 11, supplemented and amended in Book 9383, Page 526, in Book 9662, Page 869, in Book 10190, Page 182, and in Book 10410, Page 89, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

THIS instrument is being executed in behalf of **JOHN TALMADGE SIVILS** pursuant to a Power of Attorney executed by same on the _____ day of October, 2005, and being filed for record in Instrument No. 20057012 0123052, and being recorded simultaneously herewith.

SUBJECT property has not now nor ever has been the principal place of residence for the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 326 Roslyn Court, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (Stat

Davidson County DEEDWARR
Recvd: 10/12/05 14:07 2 pgs
Fees:13.00 Taxes:628.63

20051012-0123053

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 5th day of October, 2005

Catherine Sivils Entman
CATHERINE SIVILS ENTMAN

Sarah Elizabeth Sivils Simmons
SARAH ELIZABETH SIVILS SIMMONS

John Talmadge Sivils
JOHN TALMADGE SIVILS

by Sarah Simmons
SARAH S. SIMMONS, ATTORNEY-IN-FACT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CATHERINE SIVILS ENTMAN, MARRIED** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of October, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SARAH ELIZABETH SIVILS SIMMONS, MARRIED,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of October, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 5th day of October, 2005, before me personally appeared **SARAH S. SIMMONS**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **JOHN TALMADGE SIVILS, MARRIED**, and acknowledged that she executed the same as the free act and deed of the said **JOHN TALMADGE SIVILS**.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of October, 2005.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.