Davidson County DEEDWARR
Recvd: 07/19/06 10:51 3 pgs
Fees:18.00 Taxes:850.63
20060719-0086985

2-BW

WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of July, 20 06, by and between **BRIAN TIEHEN, A SINGLE MAN** , party of the first part, and **SIRVA RELOCATION CREDIT, 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 NASHVILLE, County of DAVIDSON, State of Tennessee, to wit:

BEING LOT NO.26 ON THE PLAN SUGAR VALLEY, SECTION ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 9700. PAGE 374 AND AMENDED IN BOOK 9700, PAGE 709, 710 AND 711, 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 BRIAN TIEHEN, UNMARRIED BY DEED FROM ROBERT O'KELLEY AND WIFE, PATRICIA O'KELLEY OF RECORD IN INSTRUMENT NO. 20040702-0079115, REGISTER'S OFFICE FOR SAID COUNTY.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 200407020079117 in the Register's Office of DAVIDSON County, Tennessee.

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 NASHVILLE and County of DAVIDSON realty taxes for the year 20 06, 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.

Brian Tiehen
BRIAN TIEHEN

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **BRIAN TIEHEN**, 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.

WITNESS my hand and Notarial Seal at Office this 15th day of June, 2006.

Notary Public

My commission expires: My Commission Expires MAR. 31, 2007

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 $ ~~229,900~~ 229,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 day of July, 2006.

Notary Public

My commission expires: 6/9/07

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Property Address: **6852 SUNNYWOOD DRIVE, NASHVILLE, TN 37211**

Tax Parcel Number: 181-01-0-A-023.00

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

Sirva Relocation, LLC.
3300 Fernbrook Lane Ste 300
Plymouth MN 55447

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

Cumberland Title
13018 Lebanon Rd
Mt. Juliet TN 37122

File No.: 260600292

**Restrictive Covenants of record in Deed Book 11069, Page 14, Register's Office of said County.

**Charter of Homeowner's Association as shown of record in Book 11069, Page 6, Register's Office for said County.

**By-Laws as shown of record in Deed Book 11069, Page 24, Register's Office for said County.

**Deed to HOA as shown of record in Instrument No. 200004250041128, Register's Office for said County.

**Ingress and Egress Easement as shown of record in Deed Book 5674, Page 863, Register's Office for said County.

**Easement to United Telephone Company as shown of record in Deed Book 11436, Page 750, Register's Office for said County.

**Sewer and Drainage Easement as shown of record in Deed Book 11262, Page 933, 11338/734 and 9343/202, Register's Office for said County.

**Entrance Wall Easement as shown of record in Instrument No. 200402050014018, Register's Office for said County.