WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 4, 2009

Davidson County DEEDWARR
Recvd: 10/13/06 13:12 2 pgs
Fees:13.00 Taxes:913.90
20061013-0127461

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Scott Romine	**SunTrust Mortgage, Inc.**	~~Map 126 Parcel 184.00~~
(NAME)	(NAME)	
8152 Settlers Way	**201 4th Avenue North 7th Floor**	**Parcel 184.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37219**	MAP 126-15-A
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Alison McGill Sigler and Charles D. Sigler, Jr., wife and husband** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Scott Romine and wife, Rebecca Romine,** 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:

Land in Davidson County, Tennessee being Lot No. 164 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, pages 932-933, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Alison McGill Sigler and Charles D. Sigler, Jr., wife and husband, by deed from NVR, Inc., T/A Ryan Homes, a Virginia corporation, filed for record May 25, 2000, as Instrument No. 20000525-0052309, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 932-933, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20010717-00075902, said Register's Office; and (d) Charter of record in Book 9607, page 534, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8152 Settlers Way, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 11th day of October, 2006.

Alison McGill Sigler

Charles D. Sigler, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Alison McGill Sigler and Charles D. Sigler, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2006.

Commission expires:



Notary Public