Davidson County DEEDWARR
Recvd: 02/21/07 16:13 2 pg
Fees:13.00 Taxes:9805.00
20070221-0021644

Bk 44

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027

FROM: The Baskin Company, LLC, Grantors
TO: Timothy J. Siktberg and Deborah D. Sherman, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Timothy J. Siktberg Deborah D. Sherman 1811 Hailey Avenue Nashville, TN 37218	Same as Owner	81.01-0-019.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $2,650,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of February, 2007.

My commission expires: 1-12-09

NOTARY PUBLIC

IVA J. PARKER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **The Baskin Company, LLC**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Timothy J. Siktberg** and wife **Deborah D. Sherman**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plat of Resubdivision of the Easterly 140' ft. of Lot 21, Lot 22 and the Westerly 30' ft. of Lot 23, Block 4, Woodmont Estates, of record in Book 4350, page 71, Register's Office for Davidson County, Tennessee, said land containing approximately one acre and fronting on the South side of Woodmont Boulevard with 162.50 feet. The land is more particularly described as follows:

Beginning at a point on the Southerly margin of Woodmont Boulevard designated as the Northwest corner of the lot on the aforementioned Parrish & Ragan, Inc. plat and thence South 86 deg. 30' East for the 162.50 feet to a point and thence South 3 deg. 30' West 230.11 feet to a point and thence North 86 deg. 35' 40'' West 22.17 feet to a point and thence South 61 deg. 3' 50'' West 165.84 feet to a point and thence North 3 deg. 26' 00'' East 319.09 feet to the point of beginning.

BEING the same property conveyed to The Baskin Company, LLC by deed, recorded March 2, 2005 in Instrument No. 20050302-0022975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities; including the following:

1. All matters as shown on the Plan of record in Book 4350, page 71, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3648, page 122, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4083, page 855, Register's Office for Davidson County, Tennessee.
4. County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2309 Woodmont Boulevard, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 20th day of February, 2007.

"GRANTORS"

The Baskin Company, LLC

By: Roger S. Baskin

Roger S. Baskin, Chief Manager
And President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Roger S. Baskin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Chief Manager and President of The Baskin Company, LLC, a limited liability company, and that as such Chief Manager and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liabilitycompany.

WITNESS my hand and official seal at Brentwood, Tennessee this 20th day of February, 2007.

My Commission Expires: 5/24/08

{Seal}

PATRICIA RODGERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public