Davidson County DEEDWARR
Recvd: 08/20/07 14:10 3 pgs
Fees:18.00 Taxes:777.00
20070820-0099490

39-03

LIMITED LIABILITY WARRANTY DEED

THIS INDENTURE, made and entered into this 15 day of Aug., 2007 by and between SIRVA RELOCATION, LLC, a Limited Liability Company organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Ian D. McFadden and David B. McFedden, as joint * , party of the second part,
* tenants with right of survivorship,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all 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 County of DAVIDSON, State of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number * in the said Register's Office of Davidson County, Tennessee.
*20070820099489

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.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those matters set out on Exhibit "B" hereto, which Exhibit "B" is incorporated herein by reference as fully as if set out herein verbatim; and that the title and quiet possession thereto it 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 is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officer the day and year first above written.

Prepared by: Cumberland Title
216 Centerview Drive, Ste. 139
Brentwood, TN 37027

SIRVA RELOCATION, LLC

By: _____

Its: Closing Service Specialist

STATE OF Ohio
COUNTY OF Lake

BEFORE ME, the undersigned duly, a Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Kevin Butler, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Closing Specialist (Manager, Chief Manager, Sole Member, Member, or other authorized signatory, as the case may be) of SIRVA RELOCATION, LLC, a Limited Liability Company, and who further acknowledged that, being duly authorized so to do, he/she executed the foregoing instrument for the purposes therein contained, by subscribing thereto the name of said limited liability company as the free act and deed of said limited liability company.

WITNESS my hand and Notarial Seal at Office this 17 day of August

DNovak
Notary Public

Debbie Novak
State of Ohio, Lake County
Commission Expires 08-04-10

My commission expires: _____

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 $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Ian D McFadden
Affiant

Subscribed and sworn to before me this 15 day of August 2007

Notary Public

My commission expires: 7-25-09

Property Address: **8209 CANOE COURT, NASHVILLE, TN 37221**

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

New Owner
Ian D. McFadden and David B. McFadden
8209 Canoe Court
Nashville, TN 37221

Tax Parcel 126150A24600

Send Tax Bills
Intercoastal Mortgage Co
4100 Monument Corner Drive #220
Fairfax, VA 22030

File No.: 270201009

EXHIBIT A

BEING Lot No. 224 on the Plan of Boone Trace at Biltmore, Section Five, of record in Instrument No. 20000622-0062086, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

EXHIBIT B

Subject to all matters as set forth per Instrument No. 20000622-0062086, Register's Office of said County.

Easement as shown of record in Deed Book 8992, Page 63 and Book 9665, Page 420, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7265, Page 657; Book 9665, Page 420; Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No 20011003-0107027 and Instrument No. 20011119-0126832, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 9607, Page 534, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20001120-0114598, Register's Office for said County.

Conveyance of Common Area by Quitclaim Deed to Boone Trace Homeowners Association of record in Instrument No. 20011119-0126831, Register's Office for said County.

Subject to all matters as set on the PUD Boundary Plats of record in Book 6900, Page 470, Register's Office of said County.