Davidson County DEEDWARR
Recvd: 02/22/08 13:51 4 pgs
Fees:23.00 Taxes:684.50
20080222-0017608

# *WARRANTY DEED*

THIS INDENTURE, made and entered into this 15th day of February, 2008, by and between **KEITH RONDELL BIGGS and JAMES BRETT WARD**, party of the first part, and **SIRVA RELOCATION CREDIT, LLC, a Delaware limited Liability Company**, party of the second part.

*WITNESSETH*: That for an 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:

> Land in Davidson County, Tennessee, being Unit No. 310 a/k/a Unit E-32, as shown on EXHIBIT B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to the party of the first part by warranty deed of record under instrument number 20061229016065O in the Register's Office of DAVIDSON County, Tennessee.

*TO HAVE AND TO HOLD* the aforesaid real estate, together with all the appurtenances and hereitaments 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 that same is unencumbered, except for City of NASHVILLE and County of DAVIDSON realty taxes for the year 2008, 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.

KEITH RONDELL BIGGS

JAMES BRETT WARD

STATE OF Texas

COUNTY OF Collin

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **KEITH RONDELL BIGGS**, 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 2nd day of July, 2007.

Notary Public

My commission expires: 12/29/10

RYAN J HEBERT
My Commission Expires
December 29, 2010

STATE OF Texas
COUNTY OF Collin

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **JAMES BRETT WARD**, 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 2nd day of July 2007.

Notary Public

My commission expires: 12/29/10

RYAN J HEBERT
My Commission Expires
December 29, 2010

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 $185,000.00, 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 2nd day of July, 2007.

Notary Public

My commission expires: 12/29/10

RYAN J HEBERT
My Commission Expires
December 29, 2010

Property Address: **7009 LENOX VILLAGE DRIVE UNIT 310, NASHVILLE, TN 37211**

Tax Parcel Number: 172120D31000CO

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

SIRVA Relocation Credit, LLC
3300 Fernbrook Lane North
Plymouth, MN 55447

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

Cumberland Title
216 Centerview Dr., Suite 139
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, whatever is greater, is $185,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and valuntary sale.

Affiant

Subscribed and sworn to before me this 15th day of February, 2008.

Notary Public

My commission expires: June 20, 201

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011