THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28733-05-2009** **Record & Return To:** **Bankers Title & Escrow Corporation** **3310 West End Avenue #410** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $840,000.00. Affiant Subscribed and sworn to before me this 11th day of May, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO: BOX 30 BANKERS TITLE & ESCROW CORP.

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher J. Sigmund, Kimberly R. Sigmund 110 Middleton Circle Nashville, TN 37215	Avenue Bank 111 10th Avenue S. Nashville, TN 37203	Map and Parcel No.: 157080A039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathryn L. Berschback and husband Donald F. Berschback**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Sigmund and wife, Kimberly R. Sigmund** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 110 Middleton Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of May, 2009.

Donald F. Berschback, II

Kathryn L. Berschback

Kathryn L. Berschback

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald F. Berschback, II and Kathryn L. Berschback**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090032645 DEEDWARR
Recvd: 05/18/09 12:46 2 pgs
Fees:13.00 Taxes:3108.00

20090518-0045456

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of 3rd Revision, Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald F. Berschback, II and wife, Kathryn L. Berschback by Deed dated November 27, 2001 from Khoury Brothers, LLC, a Tennessee limited liability company of record in Instrument No. 20011203-0132467, Register's Office for Davidson County, Tennessee. Being further conveyed to Kathryn L. Berschback by Quitclaim Deed from Donald F. Berschback, II in Instrument No. 20080625-0065179, said Register's Office.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable. Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 9816, page 844, amended in Book 10714, page 744, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Charter of Incorporation of Middleton Homeowners Association, Inc. of record in Instrument No. 20010327-0028930, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.