(2)

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $198,500.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2010.

Notary Public
My commission expires:

Return to:
SIDWELL & BARRETT, PC
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

02-1003-46867

Address of New Owner:	Send Tax Bills to:	Tax Information
Christina Dawn Sievers	x/es Owner	172-12-0-B-154.00CO
308 Roundhill Cove Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ryan Nicholson and wife, Stephanie Nicholson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christina Dawn Sievers and William Michael Sievers, wife and husband, hereinafter called the Grantees, their successors 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. 409, on the Plan of Section Eight, Bradford Hills, of record in Book 7900, Page 6, as amended in Book 7900, Pages 387 and 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Nicholson and wife, Stephanie Nicholson by deed from Glenn Steimling and wife, Linda Steimling, dated June 16, 2004, recorded June 18, 2004, of record in Instrument No. 20040618-0072631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 308 Roundhill Cove, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100025361 DEEDWARR
Recvd: 04/28/10 12:57 2 pgs
Fees:13.00 Taxes:734.45
20100428-0032285

WITNESS my hand this 21st day of April, 2010.

Ryan Nicholson

Stephanie Nicholson by [signature] attorney in fact
Stephanie Nicholson, by Ryan Nicholson, her attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of April, 2010.

State of Tennessee at Large

My Commission expires 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Nicholson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained and who further acknowledge that he is the attorney in fact for Stephanie Nicholson and that he is authorized by Stephanie Nicholson to execute this instrument on her behalf.

Witness my hand in Brentwood, TN, this 21st day of April, 2010.

State of Tennessee at Large

My Commission expires
1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON