11-1-086

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 27th day of May, 2011 by and between **Matthew R. Piche and Erica M. Lindquist, Married to each other**, hereinafter referred to as GRANTOR, and **Joan C. Sivley, Trustee of The Van Daniel Sivley Trust**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Phase III-C, Sheffield on the Harpeth, a Planned Unit Development, of record in Book 7900, page 591, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This Conveyance is Subject to the Following:

1.) Declaration of Covenants Conditions and Restrictions of Sheffield on the Harpeth of record in Book 6925, page 900 as amended in Book 7145, page 954 as well as Book 8146, page 463 and Supplemented in Book 8747, page 97 Register's Office for said County.

Being the same property conveyed to Matthew R. Piche and Erica M. Lindquist, married to each other by Warranty Deed from Elizabeth S. Bragg, married dated November 19, 2009 and recorded November 24, 2009 of record in Instrument no. 20091124-0108081, Register's Office for Davidson County, Tennessee.

This is [XX]improved [ ]unimproved property known as: 8177 Londonberry Road, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Matthew R Piche by Erica M. Lindquist his attorney in fact.

Matthew R. Piche by Erica M. Lindquist his attorney in fact

Erica M. Lindquist

BILL GARRETT, Davidson County
Trans:T20110038197 DEEDWARR
Recvd: 06/27/11 10:50 2 pgs
Fees:13.00 Taxes:850.63
20110627-0048896

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Erica M. Lindquist, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 27th day of May, 2011 before me personally appeared Erica M. Lindquist, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew R. Piche, and acknowledged that he/she executed the same as the free act and deed of said Matthew R. Piche.

Witness my hand, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Joan C. Sivley, Trustee of The Van Daniel Sivley Trust
8177 Londonberry Road
Nashville, TN 37221

Send Tax Statements to:
Joan C. Sivley
8177 Londonberry Rd. Nashville TN 37221

Map & Parcel 141.15-0D-158.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $229,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 27th day of May, 2011.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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