return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2012.

Notary Public
My commission expires:

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Amanda L. Daniel<br>203 Cantrell Avenue<br>Nashville, TN 37205 | New Owner | 10413000500 |

## 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, **Sarah E. Sisk, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Amanda L. Daniel, unmarried**, hereinafter called the Grantee, his 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. 2 of Block "E" on the Plan of Whitland Realty Company's Subdivision, of record in Book 547, Page 35, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sarah E. Sisk by Warranty Deed from Anne Howard Hitchcock, unmarried, dated August 17, 1990, of record in Book 8178, Page 481, Davidson County Register of Deeds. See also Quitclaim Deed of record in Book 10640, Page 956, whereby the subsequent spouse of Sarah E. Sisk quitclaimed any marital interest to her pursuant to Marital Dissolution Agreement in a certain case styled, Sarah Sisk Downing vs. Neal Edward Downing, Docket No. 97D-1813, Fourth Circuit Court of Davidson County, Tennessee. Sarah E. Sisk and Sarah Sisk Downing being one and the same person.

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 is improved property known as 203 Cantrell Avenue, Nashville, Tennessee 37205.

BILL GARRETT, Davidson County
Trans:T20120050616 DEEDWARR
Recvd: 07/10/12 10:48 2 pgs
Fees:13.00 Taxes:1813.00
20120710-0060468

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his 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.

WITNESS my hand this 29th day of June, 2012.

Sarah E. Sisk by John Leslie Sisk, her attorney in fact

Sarah E. Sisk by John Leslie Sisk, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Leslie Sisk, attorney in fact for Sarah E. Sisk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument as the act of his principals for the purposes therein contained, and that he had authority to so act.

Witness my hand in Nashville, Tennessee, this 29th day of June, 2012.

Brian Lavoy Payne, Notary Public

BRIAN LAVOY PAYNE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My Commission expires: 11/23/14