PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130015617 DEEDWARR
Recvd: 02/25/13 14:45 2 pgs
Fees:13.00 Taxes:1137.75
20130225-0018732

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52018
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven J. Allen 5532 Traceside Drive Nashville, Tennessee 37221	NYCB Mortgage Company, LLC 1801 East Ninth Street; Ste 200 Cleveland, OH 44114

TAX MAP-PARCEL NUMBERS: 155160A00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$316,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles David Sigler, Jr., unmarried, and Alison Sigler, unmarried,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven J. Allen and wife, Elizabeth C.Allen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of a Resubdivision of Traceside, Section One, of record in Book 7900, page 946, Register's office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Charles David Sigler, Jr. and wife, Alison Sigler, by Warranty deed from Mary K. Hanshaw and husband, Kenneth R. Hanshaw, dated September 5, 2006 and recorded on September 6, 2006, of record in Doc. No. 20060906-0110092, Register's Office for Davidson County, Tennessee. Charles David Sigler, Jr. and [Margaret] Alison Sigler have since been divorced by order of the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 11D3266.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 946, said Register's Office, which plan shows minimum building setback lines and easements and to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9435, page 493, Book 9677, page 675, Book 9668, page 899, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5532 Traceside Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2013.

Charles David Sigler, Jr.

Alison Sigler

State of TENNESSEE
County of DAVIDSON

On this 22nd day of February, 2013 , before me the undersigned authority, personally appeared Charles David Sigler, Jr. and Alison Sigler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $307,500.00

Affiant

Sworn and subscribed before me this the 22nd day of February, 2013

Notary Public

My Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY