Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence E. Siedentop, a/k/a Lawrence S. Siedentop, ½ undivided interest, and Lawrence S. Siedentop and wife, Donna M. Siedentop, ½ undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin W. Tam, and Kacie R. Hittel**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Eskridge Subdivision a part of the W. B. Franklin property, recorded in Book 547, page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete an accurate description.

Being the same property conveyed to Lawrence E. Siedentop (½ undivided interest), and Lawrence S. Siedentop and wife, Donna M. Siedentop (½ undivided interest) by deed from Edna Mary Harmon, unmarried, dated February 15, 1985, of record in Book 6508, page 19, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Barry C. Sanders of record in Book 10851, page 856, Register's Office for Davidson County, Tennessee. Lawrence E. Siedentop and Lawrence S. Siedentop are on the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 925 Fairwin Avenue, Nashville TN, 37216.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 27th day of June, 2013.

Lawrence E. Siedentop, a/k/a,
Lawrence S. Siedentop

Lawrence S. Siedentop

Donna M. Siedentop

BILL GARRETT, Davidson County
Trans:T20130057499 DEEDWARR
Recvd: 07/05/13 14:05 2 pgs
Fees:13.00 Taxes:703.00

20130705-0069887

State of Tennessee)
County of Davidson)

On this 27th day of June, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lawrence E. Siedentop, a/k/a, Lawrence S. Siedentop, Lawrence S. Siedentop and Donna M. Siedentop, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of June, 2013.

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Justin W. Tam	Avenue Bank	72-9-264
923 Fairwin Avenue	111 10th Avenue South, Suite 200	
Nashville, TN 37216	Nashville, TN 37203	