THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130076744 DEEDWARR
Recvd: 09/05/13 09:27 2 pgs
Fees:13.00 Taxes:665.63
20130905-0093554

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***179,900.00.

Affiant

Subscribed and sworn to before me this 3rd day of September, 2013.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER

Kathryn Lee Sikes
1418 Riverwood Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO

Ark-La-Tex Financial Services, LLC, dba Benchmark Home Loans
5160 Tennyson Parkway
Suite 2000W
Plano, Texas 75024

MAP & PARCEL NOS.

MAP 062-13-0
PARCEL 012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($***179,900.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Robert Stollberg and Jennifer Holt, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Kathryn Lee Sikes and Andrew N. Sikes, wife and husband, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of Lot No. 32 on the map of Riverwood Subdivision of record in Plat Book 547, Page 62, Register's Office for said County, and described according to a survey made October 31, 1950 by Yokley and Waggoner, Engineers as follows:

BEGINNING at a point in the Southerly margin of Riverwood Drive, at the corner of Lots A and B on said Survey; thence along the margin of said Drive South 67 degrees East 120 feet to a point; thence South 32 degrees 38' West 181.9 feet; thence North 53 degrees 25' West 120 Feet to a point being the common corner of Lots A and B on said survey; thence North 33 degrees 39' East 156 feet to the point of beginning.

BEING the same property conveyed to Robert Stollberg and Jennifer Holt, husband and wife, by Warranty Deed dated May 20, 2003, from Geneva M. Brignolo, unmarried, of record as Instrument No. 20030604-0076751 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1418 Riverwood Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 3rd day of September, 2013.

Robert Stollberg by Beverly Wilson, Attorney in Fact

Robert Stollberg by Beverly Wilson,
Attorney in Fact

Jennifer Holt by Beverly Wilson, Attorney in Fact

Jennifer Holt by Beverly Wilson,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Beverly Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Robert Stollberg and Jennifer Holt and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Robert Stollberg and Jennifer Holt.

WITNESS my hand and official seal this 3rd day of September, 2013.

Mitchell A Watts

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY