THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31591-12-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,106,000.00 Affiant Subscribed and sworn to before me this 21st day of January, 2014. Notary Public My Commission Expires: 8/14/2015

CHRISTY MALONE-SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Adam Richard Guttentag, Susan Hall Guttentag 3722 Richland Avenue Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 090 07100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sheila E. Sitarich and Silvio Sitarich, Trustees of the Sheila E. Sitarich Living Trust, established by the Revocable Trust Agreement of Sheila E. Sitarich dated November 13, 2008, with full power to sell, transfer, mortgage and convey without signature of any beneficiary,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Richard Guttentag and wife, Susan Hall Guttentag** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3722 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20140005744 DEEDWARR
Recvd: 01/24/14 15:28 3 pgs
Fees:18.00 Taxes:4092.20
20140124-0006982

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of January, 2014.

Sheila E. Sitarich, Trustee

Silvio Sitarich, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sheila E. Sitarich, Trustee and Silvio Sitarich, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 179 of Block 8, on the Plan of Division "A" Richland Realty Company's Property, as of record in Plat Book 161, Book 151, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Sheila E. Sitarich and Silvio Sitarich, Trustees of the Sheila E. Sitarich Living Trust, established by the Revocable Trust Agreement of Sheila E. Sitarich, dated November 13, 2008 with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by quitclaim deed dated July 30, 2009, from Silvio Sitarich and Sheila E. Sitarich, husband and wife, of record in Instrument No. 20090821-0079013, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 104 090 07100.
2. All matters appearing on the Plan of record as Book 161, page 151, Register's Office for Davidson County, Tennessee.