THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20140016190 DEEDWARR
Recvd: 03/10/14 13:55 3 pgs
Fees:18.00 Taxes:1480.00
20140310-0019978

Box #14
25676-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Sioux Court, LLC 3207 West End Avenue Nashville, Tennessee 37203	New Owner	Map 106-09-0 Parcel 017-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SHEILA B. MATHIAS** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **SIOUX COURT, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the First, formerly Sixth, Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Curtiswood Investment Subdivision, of record in Book 5190, Page 166, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

BEGINNING at an existing PK nail on the westerly margin of Foster Avenue at a point that is 534.64 feet; as measured along the westerly margin of Foster Avenue, southerly from the South end of the southwesterly return curve at Foster Avenue and Kelvington Boulevard and proceeding as follows: North 88° 01' 26" West, a distance of 200.97 feet to an existing iron pin;

Thence, North 2° 22' 56" East, a distance of 189.97 feet to a point;

Thence, South 88° 02' 00" East, a distance of 199.59 feet to a point on the westerly margin of Foster Avenue;

Thence, South 1° 58' 00" West, a distance of 190.00 feet to the Point of Beginning and containing 38,048 square feet, or 0.873 of an acre.

BEING the same property conveyed to Sheila B. Mathias by Warranty Deed from Curtiswood Investment Corp., a Tennessee corporation, of record in Book 8026, Page 180, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the

attached Exhibit A; and Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of March, 2014.

Sheila B. Mathias

Sheila B. Mathias

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **SHEILA B. MATHIAS**, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of March, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this
6th day of March, 2014.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. Matters shown on the Plan of record in Book 5190, Page 166, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 4826, Page 852, Register's Office for Davidson County, Tennessee.