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. 31772-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $836,450.00. Affiant Subscribed and sworn to before me this 30th day of June, 2014. Notary Public My Commission Expires: March 8, 20

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kimberly Sigmund Christopher Sigmund 733 Darden Place Nashville, TN 37205	New Owner	Map and Parcel No.: 115 040 07000

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, **Robert E. McNeilly, III and wife, Caroline T. McNeilly** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Sigmund and Kimberly R. Sigmund, husband and wife** ("Grantee"), their 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 733 Darden Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, their 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, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20140048090 DEEDWARR
Recvd: 07/07/14 11:16 3 pgs
Fees:18.00 Taxes:3094.87

20140707-0059366

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2014.

Robert E. McNeilly, III

Caroline T. McNeilly

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert E. McNeilly, III and Caroline T. McNeilly**, 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 30th day of June, 2014.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Hillwood Estates Section 9, Part 1, of record in Plat Book 2331, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert E. McNeilly, III and wife, Caroline T. McNeilly, by deed dated August 20, 2001, from Martin J. Blaser and wife, Ronna W. Blaser, of record in Insturment No. 20010821-0090057, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 115 040 07000.
2. State and County taxes for the year 2013, in the amount of $8,238.33, PAID. Map and Parcel No. 115 040 07000.
3. Restrictive covenants contained in an instrument of record in Book 2695, page 86, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 2331, page 27, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4365, page 573, Register's Office for Davidson County, Tennessee.