WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150076853 DEEDWARR
Recvd: 09/09/15 15:35 3 pgs
Fees:18.00 Taxes:3200.50
20150909-0091747

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2017

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF August, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah W Thompson	same	093130R00200CO PARENT PAR
(NAME)	(NAME)	
PO Box 1467		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37065		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT The Sigler Group, LLC , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah W Thompson, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1202 B Sigler St Nashville TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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 our hands this 21 day of August, 2015.

The Sigler Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Deborah W Thompson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the member of The Sigler Group, LLC, the within named bargainor, a Tennessee limited liability corporation, and she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of The Sigler Group, LLC by herself as member.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of August, 2015.

Notary Public

My Commission Expires:

7-24-18

Dellina Lowhorn Davidson County Notary Public State of Tennessee

Exhibit "A"

Part of land located in the 19th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Sigler Street, West of 13th Avenue South described according to a survey dated 6-4-2014 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN R.L.S. # 1838) as follows:

Beginning at an iron rod (old) on the Northerly margin of Sigler Street (50 foot wide R.O.W.), said rod being the Southeast corner of Lot 5, Sigler Addition (Book 4470, Page 102 R.O.D.C. TN) now known as the common area of 1204 Sigler Street Townhomes (Instrument #20140305-0018645 R.O.D.C., TN) and the Southwest corner of the herein described land: thence leaving said Northerly margin with the Easterly line of said Lot 5/Common Area N 06° 47' 52" E 175.03 feet to an iron rod (old) in the Southerly margin of metro alley #421 (20 foot wide R.O.W.); thence, with said Southerly margin S 82° 01' 38" E 50.00 feet to an iron rod (new) at the Northwest corner of the Nashville OAA Scottish Rite Masonic Temple Land (P/O Book 3532, Page 231 R.O.D,C., TN) shown on Metro property maps as parcel I.D. 09313022200; thence leaving said Southerly margin with the Westerly line of said Nashville OAA Scottish Rite Masonic Temple land S 06° 47' 53" W 175.03 feet to an iron rod (new) on said Northerly margin of Sigler Street; thence with said Northerly margin N 82° 01' 00" W 50.00 feet to the point of beginning the described tract of land containing 8749.83 S.F. or 0.20 acres more or less.

Being the same property conveyed by Warranty Deed from Chelsea Esquibel, unmarried to Deborah W. Thompson Revocable Living Trust, as recorded on the 30th day of October, 2014 in Instrument No. 20141030-0100239 and Quitclaim Deed from Deborah W. Thompson, as Trustee of the Deborah W. Thompson Revocable Living Trust to The Sigler Group, LLC, a Tennessee limited liability company, as recorded on the 14th day of November, 2014 in Instrument No. 20141114-0105405, in the Register's Office of Davidson County, Tennessee.