THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32960-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Nancy Enoch Affiant Subscribed and sworn to before me this 1 day of June, 2016. Amy Dieterle Notary Public My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Carol Dashiff 724 Richfield Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 115 04 0 029 00

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, **Shelley A. Sigur and William J. Staley, Jr., wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol Dashiff, unmarried** ("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 724 Richfield Drive, 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:T20160046563 DEEDWARR
Recvd: 06/02/16 14:09 3 pgs
Fees:18.00 Taxes:1794.50
20160602-0055752

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of June, 2016.

William J. Staley, Jr.

Shelley A. Sigur

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William J. Staley, Jr. and Shelley A. Sigur**, 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 1st day of June, 2016.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Brook Meade Section V, as of record in Plat Book 2133, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shelley A. Sigur, unmarried by deed dated June 15, 2006 from John F. Riley and wife Jamie E. Riley, of record in Instrument No. 20060616-0072097, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 3, 2016 in Instrument No. 20160203-0010460, Shelley A. Sigur conveyed to William J. Staley, Jr. such right, title and interest to create a tenancy by the entireties.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 115 04 0 029 00.
2. All matters appearing on the Plan of record as Book 2133, page 102, Register's Office for Davidson County, Tennessee.