(4) Mail to

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

G-VRES-16-511D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Haussman	Freedom Mortgage Corp	
(NAME)	(NAME)	**104-10-0R-002.00-CO**
511 D Chesterfield Avenue	907 Pleasant Valley Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-4024	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES R. SIGLER AND LAUREL SIGLER, HUSBAND AND WIFE, AND KELLY SIGLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HAUSSMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 2, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Chesterfield Cottages, LLC by Warranty deed from 511 Chesterfield Partnership of record in Instrument No. 20120531-0047217 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on May 31, 2012. (Value or consideration as shown in aforementioned deed $2,477,197.02.)

Being the same property conveyed to James R. Sigler (50% undivided interest) and Kelly Sigler (50% undivided interest), as tenants in common by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20140522-0044208 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 22, 2014. (Value of consideration shown in aforementioned deed $408,000.00.)

Being the same property conveyed to James R. Sigler and Laurel Sigler, husband and wife and Kelly Sigler, unmarried by Quitclaim deed from James R. Sigler (50% undivided interest)and Kelly Sigler (50% undivided interest) of record in Instrument No. 20150723-0072203 Register's Office for Davidson County, Tennessee, dated July 20, 2015 and recorded on July 23, 2015. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 675, Page 668, Book 731, page 425, Book 741, page 516 and Instrument Nos. 20120627-0056191, 20121025-0098031, 20121227-0119329 and 20130125-008275, Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for DavidsonCounty, Tennessee;
- Easement for Sanitary Sewer of record in Book 1129, Page 133 and Instrument No. 20070302-0025616, in the Register's Office for Davidson County, Tennessee;
- Easement for Storm Drainage of record in Instrument Number 20070409-0041475, in the Register's Office for DavidsonCounty, Tennessee;
- Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee;
- Easement for Sanitary Sewer of record in Instrument Number 20120827-0076955, in the Register's Office for DavidsonCounty, Tennessee;

BILL GARRETT, Davidson County
Trans:T20160057791 DEEDWARR
Recvd: 07/07/16 10:14 2 pgs
Fees:13.00 Taxes:1887.00

20160707-0069482

- Easement for Water Line of record in Instrument Number 20120827-0077080, in the Register's Office for DavidsonCounty, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **511 D Chesterfield Avenue, Nashville, Tennessee 37212-4024**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF JULY, 2016.

James R. Sigler by John Gleaves. Attorney In Fact

Laurel Sigler by John Gleaves Attorney In Fact

Kelly Sigler by John Gleaves. Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES R. SIGLER AND LAUREL SIGLER AND KELLY SIGLER, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES R. SIGLER AND LAUREL SIGLER AND KELLY SIGLER.

Witness my hand and official seal, this the 5th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212