THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33074-06-2016** **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: $2,500,000.00. Elizabeth W. Sieveking Affiant Subscribed and sworn to before me this 31st day of August, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: John A. Riddick, Amy B. Riddick 4412 Shepard Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 07 0 006 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, **Nicholas E. Sieveking and wife, Elizabeth W. Sieveking**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Alston Riddick and Amy B. Riddick, husband and wife** ("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 4412 Shepard Place, 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:T20160077301 DEEDWARR
Recvd: 09/02/16 13:20 3 pgs
Fees:18.00 Taxes:9250.00
20160902-0092672

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2016.

Nicholas E. Sieveking by Elizabeth W. Sieveking his attorney-in-fact

Nicholas E. Sieveking, by Elizabeth W. Sieveking,
his Attorney-in-fact

Elizabeth W. Sieveking

Elizabeth W. Sieveking

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth W. Sieveking**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **Nicholas E. Sieveking**, and she is authorized by **Nicholas E. Sieveking** to execute this instrument on his/her behalf.

Witness my hand, at office, this 31st day of August, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth W. Sieveking**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2016.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

TRACT I:

Land in the 7th Civil District of said County in the City of Belle Meade, being the southwesterly part of Lot No. 14 on the plat of a subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No. 2 as of record in Book 421, page 112, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cherokee Circle at the northwest corner of the property conveyed to John S. Fletcher and wife, by deed from Elizabeth R. Robinson and husband of record in Book 1113, page 132, said Register's Office, being also the corner of Lots Nos. 7 and 14; thence with the line between said two lots, eastwardly 120 feet to a point 10 feet west of the northwest corner of Lot No. 6; thence with the line of a projection of a line which is 30 feet west of the southwest corner of Lot No. 6 and 10 feet west of the northwest corner of Lot No. 6 northwardly 24 feet; thence westwardly and parallel with the line between Lots Nos. 7 and 14, 122 feet more or less to the easterly margin of Cherokee Circle; thence southwardly 24 feet, more or less, to the beginning.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Being the westerly 120 feet of Lot No. 7 on the plat of subdivision of Lots Nos. 12 and 13 and re-subdivison of Lots Nos. 10 and 11 of Belle Meade plan No. 2, as of record in Book 421, page 112, of the Register's Office for Davidson County, Tennessee. Said part of said Lot No. 7 fronts 120 feet on the northerly side of Sheppard Place and runs back between parallel lines, with the easterly margin of Cherokee Circle 200 feet to a dead line, the westerly part of said property was acquired by Elizabeth R. Robinson by deed from Bransford Realty Company of record in Book 917, page 118, and the easterly triangular strip out of the northeast corner of said property was acquired by Elizabeth Ruston Robinson by deed from James D. Reynolds and wife of record in Book 946, page 258, Register's Office for Davidson County, Tennessee.

Together with that certain portion of a dedicated but unpaved street shown on the major street plan of the City of Belle Meade, filed in the Register's Office of Davidson County, Tennessee, on May 10, 1946, as Cherokee Circle which extends from the southerly margin of Iroquois Avenue in a southerly direction 850 feet, more or less, to the northerly margin of Shepard Place and being 50 feet in width is hereby declared closed, vacated and abandoned as of record in Book 2962, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nicholas E. Sieveking and wife, Elizabeth W. Sieveking, by deed dated June 21, 2006 from Edward W. Braswell and wife, Allison K. Braswell, of record in Instrument No. 20060626-0076116, Register's Office for Davidson County, Tennessee.

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. 130 07 0 006 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 07 0 006 00.
3. All matters appearing on the Plan of record as Book 421, page 112, Register's Office for Davidson County, Tennessee.
4. Subject to the rights of the public and to easements, if any, across that portion of subject property which was closed by the City of Belle Meade, Ordinance No. 51-8, a copy of which is of record in Book 2962, page 521, Register's Office for Davidson County, Tennessee.