(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF OCTOBER, 2004 Notary Public MY COMMISSION EXPIRES: 1-25-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sterling Ventures, LLC	Same as new owner	MAP 072.15/ PARCELS 031.00, 029.00, 330.00, 028.00
(NAME)	(NAME)	
4544 Harding Rd., Suite 215		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE My Commission Exp.

Davidson County DEEDWARR
Recvd: 10/27/04 12:17 2pgs
Fees:13.00 Taxes:592.00
20041027-0129283

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Fred H. Nance, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sterling Ventures, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

2619-A Pennington Avenue
Land in Davidson County, Tennessee, being Lot No. 11B of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred H. Nance, Jr. by deed of Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7840, page 42, said Register's Office.

2619-B Pennington Avenue
Land in Davidson County, Tennessee, being Lot No. 11A of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred H. Nance, Jr. by deed of Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7840, page 39, said Register's Office.

2619-C Pennington Avenue
Land in Davidson County, Tennessee, being Lot No. 12B of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred H. Nance, Jr. by deed of Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7840, page 36, said Register's Office.

2619-D Pennington Avenue
Land in Davidson County, Tennessee, being Lot No. 12A of the Zone Lot Division of Lots 11 and 12, on the Plan of James Burns Subdivision, as of record in Plat Book 6250, page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fred H. Nance, Jr. by deed of Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7840, page 33, said Register's Office.

The above-described tracts or parcels of land are not, nor have they ever been, the Grantor's primary residence(s).

THIS CONVEYANCE IS SUBJECT TO: (1) Restrictions of record in Book 6250, page 355, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2619-A Pennington Ave., Nashville, TN 37216; 2619-B Pennington Ave., Nashville, TN 37216; 2619-C Pennington Ave., Nashville, TN 37216; 2619-D Pennington Ave., Nashville, TN 37216;

(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 my hand this 22nd day of October, 2004.

Fred H. Nance Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Fred H. Nance, Jr., the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of October, 2004.

Commission expires: 1-25-06

Notary Public

