(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

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	AT LARGE MAP 92.14 PARCELS 301.00 and 314.00
(NAME)	(NAME)	
4544 Harding Rd., Suite 215		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/27/04 12:37 2pgs
Fees:13.00 Taxes:296.00

20041027-0129291

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:

2155 Rock City Street
Land in Davidson County, Tennessee, being Lot No. 16-B Zone Lot Division of Lot 16, on the resubdivision of Lot 16 on the Plan of W. A. & R. R. Maxey Subdivision of record in Book 6250, page 624, 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 45, said Register's Office.

2157 Rock City Street
Land in Davidson County, Tennessee, being Lot No. 16-A Zone Lot Division of Lot 16, on the resubdivision of Lot 16 on the Plan of W. A. & R. R. Maxey Subdivision of record in Book 6250, page 624, 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 48, said Register's Office.

This is not, nor has it ever been, the Grantor's primary residence(s).

THIS CONVEYANCE IS SUBJECT TO: (1) Restrictions of record in Book 6250, page 624, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2155 Rock City Street, Nashville, TN 37216; 2157 Rock City Street, 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

MELANIE D. HARRIS NOTARY PUBLIC AT LARGE Commission Exp. Jan. 25, 2006 WILLIAMSON CO., TENNESSEE