(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 11:20 5 pgs
Fees:28.00 Taxes:316.39
20050922-0113743

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,511.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER 2005.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & 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	080-04-0-094.00
(NAME)	(NAME)	
4544 HARDING RD. 37215		
(ADDRESS)	(ADDRESS)	MST File No. 05-0683
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Paul Edward Bennett, Martha Carol Bennett, Ellen Elizabeth Roberts, Alice Marie Bennett and The Estate of Wilma Helen Bennett (one and the same as Helen S. Bennett) by Ellen Elizabeth Roberts, Executrix**, 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:

Situated in the 13th Civil District of said County and State and being Lot No. **6** in the survey of the Elizabeth Sturdivant property, (not of record) as surveyed by Norris H. Hickerson, August 6, 1953, and more particularly described as follows:

Beginning on the Easterly margin of the Old Hyde's Ferry Pike, corner to Lot No. 5, thence north 57 deg. 45' east 200 feet to a stake; thence south 32 deg. East 130 feet to a stake; thence south 57 deg. 75' east 200 feet to an iron pin in the easterly margin of Old Hyde's Ferry Pike; thence with the easterly margin of Old Hyde's Ferry Pike north 32 deg west 130 feet to the beginning.

This being the same property conveyed to Alfred L. Bennett and wife, Helen S. Bennett (one and the same as Wilma Helen Bennett) of record in Book 2199, page 311, Register's Office for Davidson County, Tennessee. Alfred L. Bennett having since died, with said property vesting to Wilma Helen Bennett as the surviving tenant by the entireties. Wilma Helen Bennett having since died and her Last Will and Testament being filed November 20, 2004 at the Seventh Circuit Court of Davidson County, Tennessee and being file 04P1896, said property was devised to Paul Edward Bennett, Martha Carol Bennett, Ellen Elizabeth Roberts and Alice Marie Bennett. The Estate of Wilma Helen Bennett joins in execution of this document thru its representative, Ellen Elizabeth Roberts, Executrix.

This transaction is subject to: 2005 Taxes, a lien but not yet due and payable. Said taxes are hereby prorated with grantor paying said pro rata part to grantee who will be responsible for the payment of said taxes when due and payable.

unimproved ☐

This is improved ☒ property, known as 3012 Old Hydes Ferry Road, Nashville, TN 37218

(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 19th day of September, 2005.

Estate of Wilma Helen Bennett

By Ellen Elizabeth Roberts
Ellen Elizabeth Roberts, Executrix

Ellen Elizabeth Roberts
Ellen Elizabeth Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 19th day of September 2005.

Commission expires: 6-14-08

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ellen Elizabeth Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Executrix of the Estate of Wilma Helen Bennett, the within named bargainor, and that she, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the estate by herself as Executrix of said estate.

Witness my hand and official seal at Franklin, Tennessee this 19th day of September 2005.

Commission expires:

(SEAL) 6-14-08

Notary Public

Witness my hand this 17th day of September 2005.

Paul Edward Bennett

Paul Edward Bennett

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Paul Edward Bennett, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at TAMPA, FLORIDA this 17th day of September, 2005.

Commission expires: 6/15/09

(SEAL)

Patricia A. Chaney
Notary Public

PATRICIA A. CHANEY

PATRICIA A. CHANEY
Comm# DD0441015
Expires 6/15/2009
Bonded thru (800)432-4254
Florida Notary Assn., Inc

Witness my hand this 16 day of September 2005.

Martha Carol Bennett

Martha Carol Bennett

Martha Carol Bennett

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Martha Carol Bennett, 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 Nashville, TN this 16th day of September 2005.

Commission expires: July 30, 2009

Sheila Gilbert
Notary Public

(SEAL)

SHEILA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this 16th day of September 2005.

Alice Marie Bennett

Alice Marie Bennett

Alice marie Bennett

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, TN this 16th day of September 2005.

Commission expires: July 30, 2009

Sheila Gilbert
Notary Public

(SEAL)

SHEILA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY