WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Meredith Lee Freeman** **3012 Hydes Ferry Road** **Nashville, TN 37218**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: 80-04; 94.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

STERLING VENTURES, LLC

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

MEREDITH LEE FREEMAN AND REGINALD FREEMAN, wife & husband

HEREINAFTER called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on 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.

Being the same property conveyed to Sterling Ventures LLC by warranty deed of record at Instrument number 20050922-0113743, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **3012 Hydes Ferry Road, Nashville, TN 37218**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 28th day of February, 2006.

Davidson County DEEDWARR
Recvd: 03/03/06 12:13 2 pgs
Fees:13.00 Taxes:510.60
20060303-0024939

STERLING VENTURES, LLC:

BY: JAMES C. WOODARD, II, its CHIEF MANAGER

BY: CHARLES F. CAUDELL, III its SECRETARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary public in and for said State and County, personally appeared **James C. Woodard, II, Chief Manager, and Charles F. Caudell, Secretary of Sterling Ventures, LLC**, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument and acknowledged under oath that they executed the foregoing instrument with the full authority of Sterling Ventures, LLC for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28th day of February, 2006.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 138,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2006.

NOTARY PUBLIC

SUSAN E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1-24-09

My Commission Expires JAN. 24, 2009