Davidson County DEEDWARR
Recvd: 04/13/07 13:26 1 pgs
Fees:13.00 Taxes:1081.51

20070413-0044731

WARRANTY DEED

AT-20060312

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,300.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of March, 2007

(Affix Seal) Notary Public

My Commission Expires: 6-26-07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tisha T. Bardin	SUNTRUST MORTGAGE INC.	081-08-0 430.00
1731B 6th Avenue North	P.O. Box 26419	
Nashville, TN 37208	RICHMOND, VA 23260	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sidney Property Investments, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Tisha T. Bardin and , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Lot No. 194 on the Plan of North Nashville Real Estate Company's Plan recorded in Book 21, page 105 and being Unit B on the Site Plan for 1731 Townhomes a Horizontal Property Regime with private elements of record in Declarations of Covenants, Conditions and Restrictions in Instrument #20070119-0007957, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sidney Property Investments, LLC by Warranty Deed from Michael J. Bates dated April 18, 2006 and recorded April 20, 2006 in Instrument # 20060420-0045258, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1731B 6th Avenue N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this the 23rd day of March, 2007:

Sidney Property Investments, LLC
BY: Dainon Sidney, President

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Dainon Sidney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to execute the instrument) of Sidney Property Investments, LLC the with in named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this the 23rd day of March, 2007.

NOTARY SIGNATURE
Notary Expires: 6-26-07

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY