WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie K. Martin	Countrywide Home Loans, Inc.	072-03-0 114.00
(NAME)	(NAME)	
1141 Howard Avenue	P.O. Box 10423	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Van Nuys, CA 91410-0423	
(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, East Egg Ventures, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie K. Martin, unmarried, 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1141 Howard Avenue, 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 our hands this 15th day of June, 2007.

East Egg Ventures, LLC

By:

Judson H. Adams, President of East Egg Ventures, LLC

Davidson County DEEDWARR
Recvd: 06/22/07 15:42 3 pgs
Fees:18.00 Taxes:1350.50

20070622-0075090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Judson H. Adams with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the President respectively of East Egg Ventures, LLC , the within named bargainor, a LLC, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Judson H. Adams as such President .

Witness my hand and official seal at office at Nashville, Tennessee on this 15th day of June, 2007.

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

EXHIBIT A

Being the west one-half of Lot No. 166 on the Plan of Inglewood Place of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot fronts 50 feet on the north side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

BEING all of the same property conveyed to East Egg Ventures, LLC by Warranty Deed from Dorothy Frances Binkley Powers, sole surviving tenant by the entirety of record in Instrument Number 20060921-0117048, Register's Office for Davidson County, Tennessee.