WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/07 10:11 2 pgs
Fees:13.00 Taxes:999.00
20071204-0140220

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/2009

(AFFIX SEAL)

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

D-1206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Davis	Countrywide Bank, FSB	073-01-0 024.00
(NAME)	(NAME)	
2009 Olga Avenue	PO Box 961206	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Fort Worth, TX 76161	
(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, North 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 James A. Davis and, wife, Ashley E. Davis, 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:

Being Lot No. 27, Block G, on the Plan of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to North Egg Ventures, LLC by Warranty Deed dated 02/09/2007 from Greggory Scott Binkley and wife, Mary Katheryn Binkley of record in Instrument No. 20070215-0019343, Register's Office for Davidson County, Tennessee.

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 2009 Olga 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 30th day of November, 2007.

North Egg Ventures, LLC

By:

Myles Crawford, Managing Member of North Egg Ventures, LLC

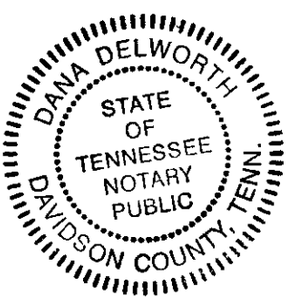
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Nashville, Tennessee on this 30th day of November, 2007.

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

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