Davidson County DEEDWARR
Recvd: 12/26/07 10:32 2 pg
Fees:13.00 Taxes:399.60

20071226-0147023

WARRANTY DEED

R-AFG-07-4149

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-8-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
My Commission Expires MAR. 8, 2010

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hazel A. Malone	Taylor, Bean & Whitaker Mortgage Corp	
4149 Eastview Drive	(NAME) 1417 North Magnolia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ocala, FL 34475	148-15-214
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STERLING VENTURES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HAZEL A. MALONE AND MICHAEL R. NICHOLS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 20, APACHE HILLS, SECTION 6, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 173, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STERLING VENTURES, LLC, A LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM WILLIAM F. ANDERSON AND KIMBERLY ANDERSON, RECORDED ON THE 31ST DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060331-0036585, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING (A) PLAT OF RECORD IN PLAT BOOK 5200, PAGE 173 AND SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN PLAT BOOK 5530, PAGE 660 AND PLAT BOOK 5591, PAGE 664 (B) RESTRICTIVE COVENANTS OF RECORD IN BOOK 5449, PAGE 535, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4149 Eastview Drive, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of December, 2007.

Sterling Ventures, LLC

BY: _____
James C. Woodard, II, Member

BY: _____
Charles F. Caudell, III, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of December, 2007, before me personally appeared James C. Woodard, II, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of December, 2007.

_____
Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of December, 2007, before me personally appeared Charles F. Caudell, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Sterling Ventures, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of December, 2007.

_____
Notary Public

My Commission Expires: 3-8-10

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires 3-8-2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903