WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/08 11:35 2 pgs
Fees:13.00 Taxes:425.50

20080304-0021554

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008

Notary Public

MY COMMISSION EXPIRES: 04/27/09

(AFFIX SEAL)

JACKIE LAMPLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 27, 2009

MAIL TO:

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anibal A. Rivera	SAME	Map 162-02 Parcel 0174.00
(NAME)	(NAME)	
4504 Hunters Green Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Sterling Ventures, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anibal A. Rivera and Juana M. Rivera, 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:

The following certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot 30, Plan of Fair Oaks, as shown on plat of record in Plat Book 4175, pages 42 and 43, 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 by warranty deed of Lolitha E. Crook, married of record in Instrument #20060421-0046154, conveyance dated April 7, 2006, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2008 County Tax a lien against said property but are not yet due and payable. Map 162-02-0174.00 Restrictive covenants of record in Book 4289, page 198, amended in Book 4475, page 863, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record in Plat Book 4175, pages 42 and 43, Register's Office for Davidson County, Tennessee.

This property, known as 5100 Colemont Drive, Antioch, TN 37013
(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 my/our hand(s) this 29TH DAY OF FEBRUARY, 2008.

Sterling Ventures, LLC

BY:_____

James Woodard

TITLE: Chief Manager

By:_____

Charles Caudell

TITLE: Secretary

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James Woodard and Charles Caudell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves as Chief Manager and Secretary of Sterling Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that James Woodard and Charles Caudell, as such Chief Manager and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company themselves as Chief Manager and Secretary of said company.

Witness my hand and official seal, this the 29th day of February, 2008.

_____
Notary Public

My Commission Expires: 06/27/09

(SEAL)

JACKIE LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 27, 2009