WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public Leslie D Sircy

MY COMMISSION EXPIRES: January 24, 2011.
(AFFIX SEAL)

LESLIE D. SIRCY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Davidson County DEEDWARR
Recvd: 04/30/08 08:19 2 pgs
Fees:13.00 Taxes:85.10

20080430-0043767

THIS INSTRUMENT WAS PREPARED BY
Invesco Title, 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sterling Ventures, LLC	Sterling Ventures LLC	81-11-534.00
(NAME)	(NAME)	
4544 Harding Road Suite 215	1627 12th Ave North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37208	
(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, William Roland Jr., Keith L Roland, and Deborah A Roland, The Heirs of Irene L. Roland, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sterling Ventures, LLC, 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 the Northerly 25' 6" of the Southerly 50' 6" of Lot No. 182 on the plan of McGavock, Wetmore and other's 2nd addition to Nashville, which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Roland and wife, Irene L. Roland by Deed of record as Book 5427, Page 864, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Irene L. Roland by Quit Claim Deed from William Roland dated 7/23/1999 of record as Book 11655, Page 802, in the Register's Office of Davidson County, Tennessee.

Property Address: 1627 12th Avenue North, Nashville, TN 37208

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐

This is improved ☒ property, known as

1627 12th Avenue North, Nashville, TN 37208
(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 hand this 15th day of April, 2008.

William Roland Jr Heir Of Irene L Roland

Deborah A Roland Heir Of Irene L Roland

Keith L Roland Heir of Irene L Roland

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, personally appeared, William Roland Jr., Keith L Roland, and Deborah A Roland, The Heirs of Irene L. Roland who are known to me on the basis of satisfactory evidence, and who acknowledged that They executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4/15/2008

Commission expires: January 24, 2011

Leslie D Sircy Notary Public

LESLIE D. SIRCY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires