File Box 24B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/08 09:29 2 pgs
Fees:13.00 Taxes:368.15
20080516-0050375

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Sigpil H. Spaulding, LLC
Affiant

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

Ann B. Wardell
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW OF BRENTWOOD, INC., 5111 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
S. A. Ventures, LLC	S. A. Ventures, LLC	MAP 150-04-0, PARCEL 4.00
(NAME)	(NAME)	
1000 Gale Lane	1000 Gale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, **Jane S. Hollingsworth, now Jane S. Hollingsworth-McCrum and husband, John M. McCrum**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **S. A. Ventures, LLC, a Tennessee Limited Liability Company**, 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. 38B on the plan of Chelsea of Priest Lake, Section 1-A, Lots 38 through 42, of record in Book 6250, page 87, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane S. Hollingsworth, a single person, by deed from Michael Clem and wife, Tina L. Clem dated May 31, 1994 of record in Book 9363, page 936, Register's Office for Davidson County, Tennessee.

NOTE: Jane S. Hollingsworth having since married, is now known as Jane S. Hollingsworth-McCrum. John M. McCrum, spouse of Jane S. Hollingsworth, joins in this conveyance to convey any and all interest he may have in said property.

This is the same legal description as used in the prior Deed.

Subject to all taxes for 2008 prorated and subsequent years, which are a lien not yet payable, assumed by Grantee; to all matters as set out on the plan of record in Book 6250, page 87, to the restrictive covenants as set out in Book 6213, page 805, said Register's Office. Subject to party wall for use in common with owner(s) of attached and appurtenant improvements.

unimproved ☐

This is improved ☒ property, known as 3603 Victoria Station Court, 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 our hands this 15th day of May, 2008.

Jane S. Hollingsworth-McCrum

John McCrum

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, **Jane S. Hollingsworth, now Jane S. Hollingsworth-McCrum and husband, John M. McCrum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of May, 2008.

Commission expires: October 22, 2011

Ann B. Waddell

Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON