File No. 280501404

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/08 12:32 2 pgs
Fees:13.00 Taxes:183.15

20080605-0057907

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-10-10 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R. Scott	Same as new owner	071-12-0-138.00
(NAME) 1013 Gracelawn Dr.	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **C F Ventures, LLC**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark R. Scott and Richard L. Block**, 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Victory Heights Subdivision, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Tony Carletello from Wells Fargo Bank, N.A., as Trustee for Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A, by Special Warranty Deed as of record in Instrument Number 20080415-0038072, said Register's Office. AND Being the same property conveyed to CF Ventures, LLC, by Quitclaim Deed from Tony Carletello as of record in Instrument Number 20080415-0038073, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 1130, Page 97; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 809 Chickasaw Ave., Nashville, TN 37207
(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 2nd day of June, 2008.

C F Ventures, LLC

By:
Ken Ferrante, Chief Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Ken Ferrante, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of C F Ventures, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand at office this 2nd day of June, 2008.

Commission expires: 1-10-10

Notary Public

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

File Number: 280501404

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064