Davidson County DEEDWARR
Recvd: 07/29/08 14:52 2 pg
Fees:13.00 Taxes:925.00

20080729-0077582

RECORD & RETURN TO
AFFORDABLE CLOSINGS
211 DONELSON PIKE
SUITE 213
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09

(AFFIX SEAL)

NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southstar, LLC	New Owner (NAME)	182-12-0A
2000 Meridian Blvd. Suite 270 (ADDRESS)	(ADDRESS)	123.00
Franklin, TN 37067 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Edna Lunette Pharr, Trustee and William Lloyd Allen, Trustee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Southstar, LLC, hereinafter called the Grantees, 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 NO. 228, ON THE PLAN OF SECTION FIVE, APPLE VALLEY, R-10 RESIDENTIAL PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 200603150029579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO NELLIE WILLIAMS, AS TRUSTEE OF THE NELLIE WILLIAMS REVOCABLE LIVING TRUST, BY DEED FROM NELLIE WILLIAMS DATED MAY 14, 2007, AND RECORDED ON JUNE 4, 2007, IN INSTRUMENT #20070604-0065933, SAID REGISER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7229 Wild Apple Ct., 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 25th day of July, 2008.

Edna Lunette Pharr, Trustee

William Lloyd Allen, Trustee

State of Tennessee

WARRANTY DEED
(Continued)

County of Williamson

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Edna Lunette Pharr, Trustee, Trustee with whom I am personally aquainted or proven to me upon the basis of satisfactory evidence and who upon his/her/or their oath acknowledged himself/herself/themselves to be the Trustee(s) of the Trust Agreement, the within named barginor, and that they as such Trustee(s) executed the foregoing instrument for the purposes therein contained.

* and William Lloyd Allen, Trustee

Witness my hand and official seal at Brentwood, Tennessee on this the 21st day of July, 2008.

Connie Hooper

CONNIE HOOPER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Commission expires 2/24/2009.

RETURN TO:
Affordable Closings, LLC
211 Donelson Pike Suite 213
Nashville, TN 37214