WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 09:55 2 pg:
Fees:13.00 Taxes:1176.60

20080805-0080535

File No.: 2008070026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2008

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 22, 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Ison and Stephanie B. Ison	Bank of America	061 12 0 164.00
(NAME)	(NAME)	
1232 Riverwood Dr.	9000 Southside Blvd #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Jacksonville FL 32256	
(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, I/WE, East Egg Ventures, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew W. Ison and wife, Stephanie B. Ison, 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 Number 27 on the plan of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to East Egg Ventures by Warranty Deed from G. Wade Oliver and wife, Darlene Oliver, dated 06/19/07, recorded 06/22/07, in Instrument Number 20070622-0075117, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1232 Riverwood Dr., Nashville, TN 37216
(House Number) (Street) (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 31st day of July, 2008.

East Egg Ventures

BY:_____
Myles A. Crawford, Secretary

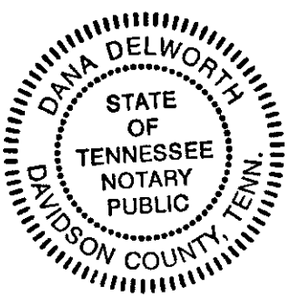
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Myles A. Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary of East Egg Ventures, the within named bargainor, a LLC, and as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself/herself as such Secretary.

Witness my hand and official seal on this the 31st day of July, 2008.

Notary Public

My Commission Expires 01/24/2009



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206