WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/08 10:16 3 pgs
Fees:18.00 Taxes:101.75
20080922-0096178

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE
19th DAY OF September, 2008

Notary Public

MY COMMISSION EXPIRES ~~2/28/12~~ 2/28/12

(Affix Seal)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher O'Neill	same	81 Grp 11 Par 534
108 otter cove ~~1627 12th Avenue N~~		
Hendersonville TN 37075 ~~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, ***Sterling Ventures, LLC, a Limited Liability Company***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Christopher O'Neill***
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:

Property being known as 1627 12th Avenue N Nashville TN 37208 and being described as follows:

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 Sterling Ventures, LLC by Warranty Deed from William Roland Jr, Keith L Roland, and Deborah A Roland, The Heirs of Irene L Roland, dated 4/15/2008 and recorded on 4/30/2008 of record in Inst. No. 200804300043767, said Register's Office.

This is: Unimproved ( )
Improved (x) Property, known as **1627 12th Avenue N, Nashville, TN 37208**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 19th day of September, 2008.

Sterling Ventures, LLC

By: _____ Sec

Its _____

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Condill, as member/manager of **Sterling Ventures, LLC** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument by signing the name of Sterling Ventures, LLC as its member/manage for the purposes therein contained.

Witness my hand and official seal this 19th day of September, 2008.

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Commission Expires: ~~2/28/08~~ 2/28/12

Dianne M. Cathey
Notary Public

My Commission Expires

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public

I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 11/30/09

