Davidson County DEEDWARR
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20081002-0100086

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,300.00

Affiant

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

Notary Public:

MY COMMISSION EXPIRES: 11.22.10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sunset, LLC	NEW OWNER	Parcel ID:
436 Atlas Drive		07512002000 &
Nashville, TN 37211		07512002100

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

Deborah A. Lester, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sunset, LLC

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. 367, on the Plan of Highlands of Tulip Grove, Section 3, of record in Book 4675, Page 140, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

AND

Being Reserved Parcel 21, Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Said Reserved Parcel 21 fronts 99.8' on the west side of Netherlands Drive and runs back between lines 125.43' on the westerly side line and 170' on the southerly side line to a line at the rear measuring 60.23' thereon.

BEING the same property conveyed to Deborah A. Lester by Quitclaim Deed from Mildred McKee, of record in Instrument 20051130-0143908, dated November 29, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4181, Page 95; Book 4793, Page 157; Book 4849, Page 767; Book 5020, Page 58; Book 5028, Page 357; Book 5545, Page 321; and Book 6017, Page 179, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 4675, Page 140, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 700 & 704 Netherland Dr., Hermitage, TN 37076

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 hand this 1st day of October, 2008.

Deborah A. Lester

Deborah A. Lester

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah A. Lester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.