Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$152,500.00

8-17-09
Affiant

Subscribed and sworn to before me, this 17th day of August, 2009.

Notary Public

My commission expires:_____

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Sterling **Kimberly Sterling**	**Bank of America, BAC Home Loan Servicing, LP**	**Map\Parcel: 136-140-174.00**
316 Starboard Court	**P.O. Box 961206**	
Nashville, TN 37217	**Fort Worth, TX 76161-0206**	

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 ACKNOWLEDGE, WE,

Sheila D. Swann, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Sterling and wife,Kimberly Sterling

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. 203 on the Revised Plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michelle Nicoletti and Sheila D. Swann, as tenants in common with the right of survivorship by Warranty Deed from Donna Marie Dean, unmarried, dated March 1, 2000, of record in Instrument No. 20000310-00025027, Register's Office for Davidson County, Tennessee. Michelle Nicoletti, unmarried, conveyed her interest in said property by Quitclaim Deed to Sheila D. Swann, dated January 21, 2005, of record in Instrument No. 20050207-0013803.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 33, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 6366, Page 494, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer Easement of record in Book 5300, Page 909, Book 5904, Page 79 and Book 6434, Page 753, Register's Office for DAVIDSON County, Tennessee. Deed of Conveyance of record in Book 7382, Page 800, Book 7382, Page 823, Book 6422, Page 45 and Book 6422, Page 500, Register's Office for DAVIDSON County, Tennessee. Easement to Gulf Interstate Gas Company of record in Book 2242, Page 247, assigned to Columbia Gulf Transmission Company in Book 2875, Page 299 and partially released in Book 4438, page 703 and Book 5780, page 952 , Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This onveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20090057520 DEEDWARR
Recvd: 08/21/09 15:46 2 pgs
Fees:13.00 Taxes:564.25
20090821-0079039

This is **improved (X)** unimproved (____) property known as 316 Starboard Court, Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 17th day of August, 2009.

Sheila D. Swann By: Amy Tarter, her Attorney-in-Fact

Sheila D. Swann
By: Amy Tarter, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Amy Tarter**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Sheila D. Swann** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Sheila D. Swann,** and is authorized by her to execute this instrument on her behalf.

This the 17th day of August, 2009.

My Commission Expires:_____

Notary Public

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires May 26, 2013

File #: **09822-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027