(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY

Mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sterling Ventures, LLC	SAME	162-3
(NAME)	(NAME)	
106 Mission Court, Suite 105		
(ADDRESS)	(ADDRESS)	2010-0041
Franklin, TN 37067		
(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, James Campbell Edgar and Cortney Edgar, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sterling Ventures, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Haywood Hills, Section 3, as of record in Book 4460, pages 164 and 165, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James Campbell Edgar and wife, Cortney Edgar, as tenants by the entirety by Quitclaim Deed of James Campbell Edgar as Administrator of the Estate of James Milton Edgar of record in Instrument No. 20100108-0002087, conveyance dated January 8, 2010, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2010 Tax a lien against said property but are not yet due and payable. Map-Parcel No. 162-3- 306 Restrictive covenants of record in Book 4691, page 670, Register's Office of Davidson County, Tennessee. Subject to all matters on the Plan of Haywood Hills, Section 3, of record in Plat Book 4460, pages 164 and 165, said Register's Office. Permanent grant of access easement of record in Book 4877, page 36, said Register's Office. Affidavit of Heirship of record in Instrument No. 20100108-0002086, said Register's Office.

This property, known as 516 Tuscarora Drive, 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.

BILL GARRETT, Davidson County
Trans:T20100019340 DEEDWARR
Recvd: 04/05/10 10:15 2 pgs
Fees:13.00 Taxes:162.80
20100405-0024830

Witness my/our hand(s) this 26TH DAY OF MARCH, 2010.

James Campbell Edgar

Cortney Edgar

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Campbell Edgar and Cortney Edgar, with whom I am personally acquainted (or provided 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, this the 26th day of MARCH, 2010.

Notary Public My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN