WARRANTY DEED

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires January 27, 2015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Tammy Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2011

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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
Tammy Thompson	Nationstar Mortgage, LLC	162/03/0306
(NAME)	(NAME)	
516 Tuscarora Drive	P.O. Box 650783	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75265-0783	
(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 Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy Thompson, unmarried 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 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 Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Sterling Ventures, LLC by warranty deed of James Campbell Edgar and wife, Cortney Edgar, dated March 26, 2010, of record in Instrument No. 20100405-0024830, 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. 2011 Tax a lien but not yet due and payable. 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 4788, 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:T20110009089 DEEDWARR
Recvd: 02/14/11 09:40 2 pgs
Fees:13.00 Taxes:321.90
20110214-0012357

Witness my/our hand(s) this 11th DAY OF FEBRUARY, 2011.

Sterling ~~Ventures, LLC~~

By: _____

James C. Woodard, II, Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James C. Woodard, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Member of Sterling Ventures, LLC, the within named bargainor, a Tennessee limited liability company, and that James C. Woodard, II, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as Member of said company.

Witness ~~my~~ hand and official seal, this the 11th day of February, 2011.

_____

Notary Public My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN