WARRANTY DEED

R-NS-11-1702

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2011.

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty McCormick	Betty McCormick (NAME)	
1702A 15th Avenue South (ADDRESS)	122 Spence Creek Lane (ADDRESS)	105-5-191.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37128 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEWSOUTH VENTURES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BETTY MCCORMICK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 1 ON THE PLAT OF EDGEHILL ESTATES, SECTION 90, OF RECORD IN BOOK 4715, PAGE 154, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 FRONTS 59.00 FEET ON THE EAST MARGIN OF 15TH AVENUE SOUTH AND EXTENDS BACK 150.00 FEET ON THE NORTH LINE AND 150.00 FEET ON THE SOUTH LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 54.95 FEET.

BEING THE SAME PROPERTY CONVEYED TO NEWSOUTH VENTURES, LLC BY WARRANTY DEED FROM BERTHA C. TAYLOR, RECORDED ON SEPTEMBER 28, 2010 IN INSTRUMENT NO. 20100928-0077136, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN BOOK 5772, PAGE 616; BOOK 4220, PAGE 723; BOOK 6236, PAGE 263 AND INSTRUMENT NO. 20100928-0077137, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1702A 15th Avenue South, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110052980 DEEDWARR
Recvd: 08/29/11 09:43 3 pgs
Fees:18.00 Taxes:225.70
20110829-0066441

Witness my/our hand(s) this 25th day of August, 2011.

Newsouth Ventures, LLC

By: _____
Anthony Ewing, (former) Member

By: _____
Bryan Krabousanos, (former) Member

_____
Anthony Ewing, Individually

_____
Bryan Krabousanos, Individually

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of August, 2011, before me personally appeared Anthony Ewing, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the (former) Member of Newsouth Ventures, LLC, the within named bargainor, a limited liability company, and that he as such (former) Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2011.

Notary Public

My Commission Expires: 10.16

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of August, 2011, before me personally appeared Bryan Krabousanos, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the (former) Member of Newsouth Ventures, LLC, the within named bargainor, a limited liability company, and that he as such (former) Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson 10

On this the 25th day of August, 2011, before me personally appeared Anthony Ewing to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2011.

Notary Public

My Commission Expires: 10.16.1

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of August, 2011, before me personally appeared Bryan Krabousanos to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2011.

Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903