Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 12-0961

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$173,000.00.**

Affiant

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd **day of** January, **2013.**

Notary Public
Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Laura A. Ireland
204 N. 18th Street
Nashville, TN 37206

SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue S., Ste 900
Nashville, TN 37201

MAP-PARCEL:
08310026400

WARRANTY DEED

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,

Wolffpack Sterling, LLC

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura A. Ireland, a Single Woman

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. 2, on the plan of Resubdivision of lots in Lockeland, of record in Book 2854, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William P. Wolff from Noble Properties, Inc. by deed dated 11/14/2011 filed for record on 11/22/2011 in Instrument No. 20111122-0091498 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wolffpack Sterling, LLC from William P. Wolff by deed dated 08/28/2012 filed for record on 08/31/2012 in Instrument No. 20120831-0078915, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **Improved** property known as: **204 N. 18th Street, Nashville, TN 37206**

BILL GARRETT, Davidson County
Trans:T20130007530 DEEDWARR
Recvd: 01/28/13 14:55 2 pgs
Fees:13.00 Taxes:640.10
20130128-0008913

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 our successors and or our assigns, 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 23rd **day of** January **, 2013.**

Wolffpack Sterling, LLC

Staci Bockman

Staci Bockman, Director of Marketing & Design

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Staci Bockman** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Director of Marketing & Design** of **Wolffpack Sterling LLC**. the within named bargainor, a **Corporation**, and that she as such **Director**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **corporation** by herself as **Director**.

Witness my hand and official seal this 23rd **day of** January **, 2013.**

Notary Public
Commission Expiration: 4/2015

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY