WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/03 09:28 2pgs
Fees:13.00 Taxes:25.90

20030509-0062440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: December 10, 2003

(AFFIX SEAL)

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

h-0854

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Terrell Starks	Terrell Starks	041-15-89.00
(NAME)	(NAME)	
1321 Bellshire Terrace Drive	1456 County Hospital Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37218	
(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, G. R. Rogers, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrell Starks, a single person, 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. 61 Bellshire Terrace Section 1, Phase 2, of record in Book 6250, page 179-180, Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to G. R. Rogers, unmarried, by Quit Claim Deed from Mohammad Ali Mehramfar, of record Instrument # 20020528-0064501.,dated 5/25/2002, recorded on 5/28/2002 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 1321 Bellshire Terrace Drive, Nashville, TN 37207

(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.

Witness my hand this 9th day of April, 2003.

G. R. Rogers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. R. Rogers, a single person the bargainor (s), with whom I am personally acquainted or proved 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 at Brentwood, Tennessee this 9th day of April, 2003.

Commission expires: ~~December 10, 2003~~

Carla C. Martin
~~Earl Gilbert~~ Notary Public

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires 6/7/04

RETURN TO:

Jack Case Wilson Title
4698 Lebanon Road
Hermitage, Tennessee 37076