WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shearon Starks	New Owner	150-9A-120
(NAME)	(NAME)	
1104 Traceton Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, The DeSelms Family Partnership L.P., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shearon Starks, 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:

A certain tract of land in Davidson County, Tennessee, more particularly described as: Lot No. 274 on the Plan of Forest View Park, Section 8, of record in Plat Book 6900, Page 633, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The DeSelms Family Partnership L.P., by Quitclaim Deed dated December 17, 1998, from Terry DeSelms, of record in Book 11317, Page 50, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Terry DeSelms by Warranty Deed of record in Book 9446, Page 9, Register's Office for Davidson County, Tennessee. The DeSelms Management Co., Inc., General Partner, of The DeSelms Family Partnership, L.P., was administratively dissolved leaving Terry E. DeSelms and wife, Jean M. DeSelms, The Terry E. DeSelms Living Trust, and The Jean M. DeSelms Living Trust as the only stockholders of The DeSelms Management Co., Inc. Terry DeSelms and Terry E. DeSelms are one and the same person.

Davidson County DEEDWARR
Recvd: 01/13/05 11:20 2 pgs
Fees:13.00 Taxes:425.28

20050113-0004983

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1104 Traceton Circle, 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.

Witness my hand this 23rd day of December, 2004.

The DeSelms Family Partnership L.P.

By: _____
Terry E. DeSelms, Individually and as Trustee of The Terry E. DeSelms Living Trust, Limited Partner

By: _____
Jean M. DeSelms, Individually and as Trustee of The Jean M. DeSelms Living Trust, Limited Partner

By: _____
Jacqueline DeSelms, Limited Partner

By: _____
Tara DeSelms, Limited Partner

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 Terry E. DeSelms, Jean M. DeSelms, Jacqueline DeSelms and Tara DeSelms, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public

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 Terry E. DeSelms, Trustee of the Terry E. DeSelms Living Trust and Jean M. DeSelms, Trustee of The Jean M. DeSelms Living Trust with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of December, 2004.

Commission expires: November 22, 2008

Deborah K. Devine Notary Public