File No. 251101304

WARRANTY DEED

STATE OF
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE:

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JOEY SANDERS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV. 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Varley	Michael J. Varley	
(NAME) 637 Albany Drive	(NAME) Same	MAP/PARCEL 075-08-0-045.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/06/06 14:26 2 pgs
Fees:13.00 Taxes:536.50

20060306-0025768

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mary Telfer, conservator for Mettie C. Starkey, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J. Varley, a married man**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 250, Section Four, TULIP GROVE Subdivision, as shown by plat of record in Plat Book 4175, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Woodrow W. Starkey and wife, Mettie C. Starkey by Warranty Deed from Bobby Glenn Cox and wife Louise M. Cox as executed on 05/29/1979 and filed for record on 5/31/1979 in Deed Book 5442, Page 748 Register's Office of Davidson County, Tennessee. And to Mary Telfer by court order appointing her conservator for Mettie C. Starkey of record in Deed Book *___, Page _____, in Probate Court of Davidson County, Tennessee. ↓ 20060306 · 0025767

The said Woodrow W. Starkey having since deceased leaving Mettie C. Starkey as sole surviving heir.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 637 Albany Drive, Hermitage, TN 37076
(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), his/her/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), his/her/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/our hand(s) this _____ day of February, 2006.

Mary Telfer Conservator for Mettie C. Starkey

Mary Telfer, conservator for Mettie C. Starkey

STATE OF West Virginia
COUNTY OF Kanawha

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Telfer, conservator for Mettie C. Starkey, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Court Order from the Probate Court of Davidson County of record in Book 1, Page _____, Registers Office for Davidson, the Court Order of Mettie C. Starkey (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 2nd day of February, 2006.

My Commission Expires:. 4/8/12

Diana L. Osborne, Notary Public.

↓ 20060306.0025767

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
DIANA L. OSBORNE
Acordia Employers Service
P. O. Box 3393
Charleston, WV 25333
My Commission Expires April 8, 2012

File Number: 251101304
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027