RECORD & RETURN TO:
Southern Title Services
1517 Hunt Club Blvd #100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 07/18/07 11:00 2 pgs
Fees:13.00 Taxes:793.65
20070718-0085407

Warranty Deed

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $214,500.00.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 2007.

Notary Public

My commission expires: 11.22.08

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gregory B. Starnes Melissa L. Starnes	Renasant Bank	71-15-140
1337 Meridian Street	1808 West End Avenue	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROGER ROTONI, A MARRIED MAN, AND DANIEL ROTONI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY B. STARNES AND WIFE, MELISSA L. STARNES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 387 and 388 on the Map of Highland Land Company's Subdivision, of record in Book 421, page 14, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roger Rotoni and Daniel Rotoni by deed from Raymond Lee McAfee, unmarried of record in Instrument 200609150114674, said Register's Office, dated September 11, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1337 Meridian Street, Nashville, TN 37207.

This property has never been the marital residence of Roger Rotoni Alexander and wife Clare Anita Rotoni.

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 I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of July, 2007.

Roger Rotoni, By Karen Hoff, his ATTORNEY-IN-FACT

Roger Rotoni signed by
Karen Hoff, his Attorney-in-Fact

Daniel Rotoni By Karen Hoff, his ATTORNEY-IN-FACT

Daniel Rotoni signed by
Karen Hoff, his Attorney-in-Fact

STATE OF TENNESSEE)
) ACKNOWLEDGEMENT FOR
) SIGNATURE MADE BY
COUNTY OF DAVIDSON) ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Hoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Roger Rotoni, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this 9th day of July, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
) ACKNOWLEDGEMENT FOR
) SIGNATURE MADE BY
COUNTY OF DAVIDSON) ATTORNEY-IN-FACT

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karen Hoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the attorney-in-fact for Daniel Rotoni, and who further acknowledged that he/she executed the foregoing instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand and seal this 9th day of July, 2007.

J. Brandon Miller
Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY