File No. 271000235

WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 11/29/07 14:35 2 pgs
Fees:13.00 Taxes:388.50

20071129-0138621

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Starnes	Taylor, Bean, & Whitaker	Map 52.03 Parcel 27.00
(NAME) 418 Kinsey Blvd.	(NAME) 1417 N. Magnolia Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Ocala, FL 34475	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

Golden Investments, a Tennessee Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Starnes,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to wit:

Being Lot No. 18 and westerly part of Lot No. 53 on the unrecorded Plan of East Madison Addition, a subdivision of the northerly 25 acres of the Stiddum land in the 10th Civil District of said County, and described according to a copy of a survey made by R. B. Brantley and E. Medlin, Surveyors, dated September 23, 1965, as follows: Said Lot No. 18 and a westerly part of said Lot No. 54 front 62.7 feet on the proposed westerly margin of Kinsey Blvd., as relocated, and extended back between lines, 218.6 feet on the northerly line and 183.2 feet on the southerly line, to a line in the rear, measuring 50 feet thereon.

BEING part of the same property conveyed to Golden Investments, a Tennessee partnership by Deed of Conveyance from Roy M. Kabigting and wife, Adbla A. Kabigting of record in Book 9833, page 991, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants 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 418 Kinsey Blvd., Madison, TN 37115
(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 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 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 our hands this 20th day of November, 2007.

Golden Investments, a Tennessee Partnership

By: _____
Ervin D. Brown, Partner

_____
Duane L. Brown, Partner

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Ervin D. Brown and Duane L. Brown with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Partners of Golden Investments, a Tennessee Partnership, the within named bargainor, and that Ervin D. Brown and Duane L. Brown being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 20th day of November, 2007.

Commission expires: August 23, 2011

_____
Daniel L. Wischhof Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: 271000235

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Return to:

Service Escrow & Title, Inc.
6001 Jackson Square Blvd. Ste. 700
Lavergne, TN 37086