WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/08 08:56 2 pgs
Fees:13.00 Taxes:481.00
20080310-0023633

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

X Gary M. Starner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2008.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary M. Starner	same.	071140061.01
(NAME)	(NAME)	
1031 Hilltop Rd.		
(ADDRESS)	(ADDRESS)	
White House, TN 37188	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080515

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Franklin D. Bundy**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gary M. Starner and wife, Martha K. Starner**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

LAND LOCATED IN THE 2ND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE WESTERLY MARGIN OF EVERGREEN AVENUE, SOUTH OF FERN AVENUE, SAID LAND BEING LOT NO. 26 AND LOT NO. 27, J.B. HAYNIES GROVE PLACE RECORDED IN BOOK 57, PAGE 64, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING all of the same property conveyed to Franklin D. Bundy by Warranty Deed from B.B. Doubleday, Jr. dated October 24. 1986 and filed of record in Book 7022, Page 762, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 23 Willis St., 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of March, 2008.

Franklin D. Bundy
Franklin D. Bundy

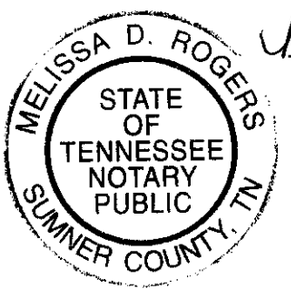
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Franklin D. Bundy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Franklin D. Bundy executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of March, 2008.

Commission expires: 3/24/09



Melissa D. Rogers

Notary Public