WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/08 10:57 2 pgs
Fees:13.00 Taxes:111.00

20080327-0030678

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

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)

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

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	07114005500
(NAME) 1031 Hilltop Road	(NAME)	
(ADDRESS) White House, TN 37188	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080512

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 Douglas Bundy, Sr.**, 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 EASTERLY MARGIN OF EVERGREEN AVENUE, SOUTH OF FERN AVENUE, SAID LAND BEING LOT NO. 10, J.B. HAYNIES GROVE PLACE RECORDED IN BOOK 57, PAGE 64, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE.

~~BEING a portion of the property conveyed to Rosa Morris Duke by Partition Deed from Arthur Chester Morris, Jr. and Mildred Patterson Morris, dated August 22, 1962 and filed of record in Book 2614, Page 223, Register's Office for Davidson County, Tennessee. The said Rosa Morris Duke died intestate November 16, 1989, survived by her husband, Marshall Harrison Duke. (See Affidavit of Heirship of record in Book 8027, page 524, and Book 8027, page 526, Register's Office for said County.) The said Marshall Harrison Duke died intestate January 6, 1996, and under the terms of his will which will appears of record as Probate Doc. #062730, records of Davidson County, Tennessee, he devised said property to his sister Reba Jones, who died August 16, 1995, intestate, predeceasing her brother, the said Marshall Harrison Duke, and survived by her children Donald Wayne Jones and Patricia Gale Jones Holley.~~

Being a portion of the same property conveyed to Franklin Douglas Bundy, Sr. by installment Deed from Donald Wayne Jones, and Patricia Gale Jones Holley filed for record on 10/25/96 in Book 10237, page 561, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 0 Evergreen 07114005500, 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.

X Franklin Douglas Bundy
Franklin Douglas Bundy, Sr.

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 Douglas Bundy, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Franklin Douglas Bundy, Sr. 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