Davidson County DEEDWARR
Recvd: 04/15/08 08:59 2 pgs
Fees:13.00 Taxes:418.84

20080415-0037922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $113,200.00

Sam Starks
Affiant

Subscribed and sworn to before me, this 31st day of March, 2008.

Notary Public

My commission expires: My Commission Expires: July 6, 2010

HENRY E. RAGLE, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4701 Trousdale, Suite 123
Nashville, TN. 37220
(615)-315-5744

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sam Starks	**SunTrust Mortgage, Inc.**	072 03 0 164.00
3603 Kennedy Avenue	**1001 Semmes Ave.**	
Nashville, Tennessee 37216	**Richmond, VA. 23224**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Perez, an Unmarried Man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sam Starks, an Unmarried Man,

HEREINAFTER CALLED THE GRANTEES, THEIR 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 IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 153, ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY ERIC DRAKE, COUNTY SURVEYOR, OCTOBER 3, 1928, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF KENNEDY AVENUE, FORMERLY GREENFIELD AVENUE, EXTENDED, 188.8 FEET NORTHEASTERLY FROM THE NORTHWEST CORNER OF HOWARD AVENUE AND KENNEDY AVENUE, RUNNING THENCE WITH THE NORTHWESTERLY MARGIN OF KENNEDY AVENUE, NORTHEASTERLY 69.2 FEET TO AN IRON PIPE, THENCE WESTERLY AND PARALLEL WITH HOWARD AVENUE 175.4 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES TO THE LAST MENTIONED LINE 55 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH SAID HOWARD AVENUE 133.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL PEREZ, A SINGLE MAN BY WARRANTY DEED FROM HOME LENDERS TRUST, INC, A FLORIDA CORPORATION, RECORDED ON THE 19TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070419-0046871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2008 and subsequent years, a lien not yet due and payable.

ST1012

County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF INGLEWOOD PLACE, as recorded in Plat Book 332, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved (__X__) unimproved (____) property known as 3603 Kennedy Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, 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 31st day of March, 2008.

x _____
Michael Perez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Michael Perez , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2008.

_____
Notary Public

My Commission Expires: July 6, 2010

My Commission Expires:_____

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

RETURN TO:
SIGNATURE TITLE SERVICES, LLC
4701 Trousdale, Suite 123
Nashville, TN. 37220