WARRANTY DEED

File Number: 70570



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: April 28, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell Starks	Terrell Starks	071-09-0-036.00
(NAME) 1814 Seminary St.	(NAME) 526 Baypoint	071-09-0-141.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Cynthia Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terrell Starks, 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:

1814 Seminary Street, Nashville, TN 37208 **Map 071-09-0 Parcel 036.00**
Map 071-09-0 Parcel 141.00

Being Lots Nos. 126 and 127 on the Map of Brooklyn Heights, as of record in Book 332, page 140, Register's Office for said County. Said Lots Nos. 126 and 127 front 40 feet each on the northerly side of Brooks Avenue and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to James William Swanson by Quitclaim Deed from Margaret Swanson, recorded on March 2, 1988 in Book 7481, page 786, Register's Office for Davidson County, Tennessee. The said James William Swanson having since died on September 7, 1997, of record in the Office of Vital Records for Nashville & Davidson County, Tennessee.

Being the same property inherited by Cynthia ~~Swanson~~ Wilson, pursuant to the Affidavit of Heirship filed for record on August 7, 2008, by Instrument No. 20080807-0081388, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☒

This is improved ☐ property, known as 1814 Seminary St., Nashville, TN 37208
(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 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 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 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 hand this 7th day of August, 2008.

Cynthia Wilson

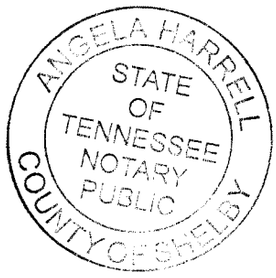
Davidson County DEEDWARR
Recvd: 08/08/08 09:35 3 pgs
Fees:18.00 Taxes:55.50
20080808-0081805

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 7th day of August, 2008.

Commission expires: April 28, 2009



Angela Harrell Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012