WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/08 09:59 2 pgs
Fees:13.00 Taxes:469.53
20080911-0092947

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THE TRANSFER IS $126,900.00

Stacie R. Wade
Affiant

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/15/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jay H. Smith, Attorney, 95 White Bridge Rd., Ste 401, Nashville, TN 37205, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacie R. Wade	First Horizon Home Loans, a division of First Tennessee Bank National Association	81-16-0-246.00
(NAME)	(NAME)	
1034 Scovel St.	1639 Medical Center Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Murfreesboro, TN 37129	
(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, **Jessica Starling, f/k/a Jessica M. Jones and husband, Andre Starling,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacie R. Wade, unmarried**, 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:

Land in Davidson County, Tennessee being Lot No. 2 on the Plat of the First Revision of Lot 39 and the westerly half of Lot 40, McGavock's Town of North Nashville as shown on plat of record in Instrument No. 20040224-0020830, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Jessica M. Jones by Warranty Deed from Fifteenth Avenue Baptist Community Development Corporation, dated January 14, 2005, filed of record on January 18, 2005, in Instrument No. 20050118-0006304 and re-recorded on February 2, 2005 in Instrument No. 20050202-0012509, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Instrument No. 20040224-0020830, and Metropolitan Board of Zoning Appeals Order of record as Instrument No. 20031201-0172572, in the aforesaid Register's Office; and the 2008 County and City Taxes.

unimproved ☐

This is improved ☒ property, known as 1034 Scovel 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 our hands this 21st day of August, 2008.

Jessica Starling

Andre Starlling

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jessica Starling, f/k/a Jessica M. Jones and husband, Andre Starlling, the within named bargainor, 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 foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 21st day of August, 2008.

Commission expires:
5/15/2010

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public