File No. 90599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Rebecca Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009.

Julie A. Adams
Notary Public

MY COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dayna Brown Chastain	WR Starkey Mortgage, L.L.P.	043 01 0 064.00
(NAME)	(NAME)	
1120 Florence Avenue	5055 West Park Boulevard	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75093	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, T & T Building Contractors, L.L.C., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dayna Brown Chastain, a married woman, 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:

Being Lot No. 10, Block "G", on the Plan of East Lawn Subdivision, as of record in Book 547, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to T & T Building Contractors, L.L.C. by deed from Transland Financial Services, Inc., a Florida corporation, dated February 14, 2008 and recorded on February 21, 2008 in Instrument No. 20080221-0017265, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1120 Florence Avenue, Madison, TN 37115

(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.

BILL GARRETT, Davidson County
Trans: T20090037639 DEEDWARR
Recvd: 06/05/09 13:39 2 pgs
Fees: 13.00 Taxes: 366.30
20090605-0052414

File No. 90599
Witness my hand this 29th day of May, 2009.

T & T Building Contractors, L.L.C.

By: _____
Thomas E. Roberts, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas E. Roberts, Jr. with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Chief Manager of T & T Building Contractors, L.L.C., a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he/she as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Thomas E. Roberts, Jr. as such Chief Manager.

Witness my hand and official seal this 29th day of May, 2009.

Commission expires: 11/22/2010

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public