WARRANTY DEED

File Number: 70728

Davidson County DEEDWARR
Recvd: 10/06/09 11:18 3 pgs
Fees:18.00 Taxes:314.50
20091006-0092853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES . (AFFIX SEAL)

DWAYNE L. BELL NOTARY PUBLIC STATE OF TENNESSEE

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
Samuel B Owunnah	PrimeLending, A PlainsCapital Company	069-15-0-030.00
(NAME) 1620 Emerald Dr.	(NAME) 3343 Aspen Grove Dr., Suite 220	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Franklin, TN 37067	
(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, **The Estate of Claxton B. Starnes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel B. Owunnah, a single 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:

1620 Emerald Drive, Nashville, TN 37218 **Map 069-15-0 Parcel 030.00**

Land in the 13th Civil District of Davidson County, Tennessee, being designated as Parcel A on a survey by Nickerson-Nickerson, Engineers, dated February 13, 1964, more particularly described as follows:

Beginning at an iron pin located in the Easterly margin of Emerald Drive. Said iron pin being 626 feet more or less from the Southerly margin of Hydes Ferry Pike also being located in the easterly margin of a 28.4' Private drive to said herein described property. Running thence South 22 deg. 00' East with the easterly margin of said private drive 267.0 feet to an iron pin. Thence continuing with the East Margin of said private drive South 20 deg. 15' West 235.0 feet to an iron pin. The Northwesterly corner of the herein described property. Thence leaving the Easterly margin of private drive North 88 deg. 20' West 194.8 feet to an iron pin in fence line. The North east corner of the herein described property. Running thence with wire fence South 7 deg. 00' West 220.0 feet to an iron pin. The South-East corner of the herein described property. Thence with wire fence North 88 deg. 20' West 250.00 feet to an iron pin in the easterly margin of 28.4' private drive. The South-Westerly corner of the herein described property. Thence with the Easterly margin of 28.4' private drive North 20 deg. 15' East 229.5 feet to the point of beginning at the Northwesterly corner of the herein described property. Together with an easement for ingress and egress from Emerald Drive to subject property as set out in Book 7395, Page 600, said register's office.

Being the same property conveyed to Claxton B. Starnes and wife, Virginia B. Starnes by Installment Deed from H. A. Vantrease and wife, Ruth C. Vantrease, recorded on March 9, 1960 in Book 3032, page 32, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claxton B. Starnes by Final Decree of Divorce from Virginia B. Starnes, recorded on June 6, 1966 Book 4029, page 46, Register's Office for Davidson County, Tennessee. The said Claxton B. Starnes having expired June 17, 2008 and Estate probated, Docket No. 08P-1063, in Davidson County 7th Circuit.

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

unimproved ☐

This is improved ☒ property, known as 1620 Emerald Dr., Nashville, TN 37218

(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 29th day of September 2009.

The Estate of Claxton B. Starnes

Dorothy W. Starnes

By: Dorothy Starnes, Administrator

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 Dorothy Starnes, Administrator for The Estate of Claxton B. Starnes, deceased, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 29th September 2009.

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: 5/8/12

Notary Public

PINNACLE
Title & 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 his 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, S. S. Cambridge, 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.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012