PICK-UP

6

BILL GARRETT, Davidson County
Trans:T20100052860 DEEDWARR
Recvd: 08/25/10 11:09 2 pgs
Fees:13.00 Taxes:666.00

20100825-0067281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$180,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD** DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

I. DYE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Humphrey **And** **Christina Van Regenmorter**	**Same**	**091150179.00**
(NAME) **5104 Nevada Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **Kandance Gaylord Starr, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Humphrey, and Christina Van Regenmorter, as joint tenants with right of survivorship**, 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, the southwest part of Block 11 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

SAID part of said Block fronts 60.0 feet on the north side of Nevada Avenue and extends back, between parallel lines along the east margin of 52nd Avenue, North 180.0 feet to an alley called for in deeds.

Being the same property conveyed to Martin L. Starr and Kandance Gaylord Starr by deed dated January 28, 1994 from Florence E. Upchurch of record in Book 9235, Page 917, Register's Office for Davidson County, Tennessee and thereafter conveyed to Kandance Gaylord Starr by Quitclaim Deed dated April 2, 2001 from Martin Lewis Starr of record in Instrument No. 20020412-0045402, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☒ property, known as **5104 Nevada Avenue, Nashville, TN 37209**

(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 **23rd day of August, 2010.**

Kandance Gaylord Starr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Kandance Gaylord Starr,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2010.

Commission expires: May 6, 2013

I. DYKE F. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public