WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110028933 DEEDWARR
Recvd: 05/16/11 11:18 2 pgs
Fees:13.00 Taxes:294.15
20110516-0037206

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric E. Starks	F & M Bank	11905022700
(NAME)	(NAME)	
107 Jay Street	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Clarksville, TN 37040	
(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, Kenneth D. Fitzwater, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric E. Starks, 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:

Land in Davidson County, Tennessee, being Lot No. 121 on the Map of the re-subdivision of Lots Nos. 3 and 4 and part of Lots Nos. 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, said Register's Office.

Said Lot No. 121 fronts 50 feet on the southerly side of Jay Street and runs back between parallel lines 150 feet, more or less to an alley.

Being the same property conveyed to Kenneth D. Fitzwater, Jr., by deed of record in Instrument Number 20080703-0068927, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Cumberland Nurseries of record in Book 332, page 148, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 107 Jay Street, Nashville, TN 37210

(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 13th day of May, 2011.

Kenneth D. Fitzwater Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Fitzwater, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 13th day of May, 2011.

Commission expires: July 29, 2013

Tamira J. Pyszka Notary Public

