ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

R-VRES-11-109

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,900.00

Affiant

Subscribed and sworn to before me this 2nd DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugenia B. Evans	Owner (NAME)	
109 Karen Ray Court (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	162-3-213.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEATH C. STARKWEATHER AND HOWARD L. STARKWEATHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EUGENIA B. EVANS, UNMARRIED AND EUGENIA M. SUTTON, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 44, APACHE HILLS, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4460, PAGE 60, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM DANIEL TOPOROSKI, A SINGLE PERSON TO HARLAN A. STARKWEATHER, A SINGLE PERSON AS RECORDED ON THE 3RD DAY OF NOVEMBER, 1993 IN DEED BOOK 9137, PAGE 919, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID HARLAN A. STARKWEATHER, HAVING SINCE DIED INTESTATE LEAVING HEATH C. STARKWEATHER AND HOWARD L. STARKWEATHER AS HEIRS AT LAW AS ESTABLISHED IN DOCKET NUMBER 10P-487 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION). HEATH C. STARKWEATHER, ADMINISTRATOR OF THE ESTATE OF HARLAN A. STARKWEATHER JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY INTEREST THE ESTATE OF HARLAN A. STARKWEATHER MAY HAVE IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S) HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 4460, PAGE(S) 60 AND BOOK 4564, PAGE 724, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Power of Attorney in Instrument # *_____, Register Office said County.

unimproved ( )
This is improved (X) property, known as 109 Karen Ray Court, Antioch, Tennessee 37013 *20110907-0069104
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20110055234 DEEDWARR
Recvd: 09/07/11 09:57 3 pgs
Fees:18.00 Taxes:214.23
20110907-0069105

Witness my/our hand(s) this 1st day of September, 2011.

Estate of Harlan A. Starkweather

By: Heath C. Starkweather
Heath C. Starkweather

By: Howard L. Starkweather by Heath C. Starkweather Attorney-in-Fact
Howard L. Starkweather by Heath C. Starkweather, Attorney in Fact

By: Heath C. Starkweather
Heath C. Starkweather, Administrator

STATE OF Maryland
COUNTY OF Calvert

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heath C. Starkweather, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1 day of September, 2011.

Kathleen M Scheel
Notary Public

My Commission Expires:

(SEAL)

KATHLEEN M. SCHEELER
NOTARY PUBLIC
CALVERT COUNTY
MARYLAND
MY COMMISSION EXPIRES AUG. 20, 2014

STATE OF Maryland
COUNTY OF Calvert

On this the 1 day of September, 2011, before me personally appeared Heath C. Starkweather to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Howard L. Starkweather and who acknowledged he/she/they executed the same as the free act and deed of the said Howard L. Starkweather.

Witness my hand and official seal, this the 1 day of September, 2011.

Kathleen M Scheel
Notary Public

My Commission Expires:

(SEAL)

KATHLEEN M. SCHEELER
NOTARY PUBLIC
CALVERT COUNTY
MARYLAND
MY COMMISSION EXPIRES AUG. 20, 2014

STATE OF Maryland
COUNTY OF Calvert

On this the 1 day of September, 2011, before me personally appeared Heath C. Starkweather, Administrator of the Estate of Harlan A. Starkweather, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1 day of September, 2011.

Kathleen M Scheel
Notary Public

My Commission Expires:

(SEAL)

KATHLEEN M. SCHEELER
NOTARY PUBLIC
CALVERT COUNTY
MARYLAND
MY COMMISSION EXPIRES AUG. 20, 2014

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903