Davidson County DEEDWARR
Recvd: 09/23/11 14:04 2 pgs
Fees:13.00 Taxes:59.20
20110923-0073913

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $16,000.00

Subscribed and sworn before me this the 21st day of September, 2011.

Affiant

(Affix Seal)

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 1-6-14

WARRANTY DEED

This instrument prepared by:

BELL TITLE, LLC
1616 Westgate Circle, Brentwood, Tennessee 37027

Address of new owner:
Terrell Starks
526 Bay Point Drive
Gallatin, TN 37066

Send tax bills to:
New Owner

Map/Parcel -07109008700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Dean Balding Baxter

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Terrell Starks, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, State of Tennessee, described as follows:

Being Lots Nos. 194 and 195 on the Plan of Brooklyn Heights, of record in Book 332, Page 140, Register's office for Davidson County, Tennessee.

Said Lots Nos. 194 and 195 front 45 feet each on the westerly side of Kassia Street and run back westerly between parallel lines 140 feet more or less, to an alley.

Being all the same property conveyed to Dean Balding Baxter from Angela Cheryl Sherling Magli, as Trustee and Individually and Randolp Rose Sherling, Jr., as Trustee and Individually by warranty deed dated September 16, 2004, recorded October 5, 2004 of record in Instrument No. 20041005-0119862, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2012, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS ~~IMPROVED~~ PROPERTY KNOWN AS: 1704 Kassia Street, Nashville, TN 37209
unimproved

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 21st day of September, 2011.

Dean Balding Baxter

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 Dean Balding Baxter, the bargainor(s), 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 21st day of September, 2011.

My commission expires: 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY