# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120044919 DEEDWARR
Recvd: 06/18/12 15:07 2 pgs
Fees:13.00 Taxes:925.00
20120618-0053343

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

M. A. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TAMMY ANDERSON STARLING | New owner | 155120A02000CO |
| (NAME) | (NAME) | |
| 404 MAGNOLIA HILLS COURT | | |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TN 37221 | | |
| (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, **MORRIS A. WEBB and wife, EDDIE M. WEBB**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMY ANDERSON STARLING, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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. 20 on the Final Plan of Magnolia Hills, of record in Plat Book 7900, page 809, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MORRIS A. WEBB, and wife, EDDIE M. WEBB by deed of record in Instrument No. 20060630-0078686, Register's Office for Davidson County, Tennessee.

This is the same legal description that was on the previous deed of record.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is improved property, known as 404 MAGNOLIA HILLS COURT, NASHVILLE, TN 37221
(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 our hand(s) this 15th day of June, 2012.

M. A. Webb
MORRIS A. WEBB

Eddie M. Webb
EDDIE M. WEBB

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MORRIS A. WEBB AND WIFE, EDDIE M. WEBB, 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 this 15th day of June, 2012.

NOTARY PUBLIC

My commission expires: 10-28-2015

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.