This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 072070
PARCEL: 224.00

New Owners Address:
Brock A. & Hannah E. Starnes
1306 Maxey Lane
Nashville, TN 37216

Send Tax Bills to:
New Owner

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120080933 DEEDWARR
Recvd: 10/24/12 15:32 2 pgs
Fees: 13.00 Taxes: 553.15
20121024-0097668

THIS INDENTURE, made this 19th day of October, 2012 between

Kerry M. Bateman

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Brock A. Starnes and Hannah E. Starnes, husband and wife

of Williamson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the Eleventh (11th), formerly the Eighteenth (18th) Civil District Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 in the Subdivision of J.R. Henderson, and beginning on the Southerly margin of Maxey Lane at a point 163.6 feet Westerly from the Southwest corner of Maxey Lane and McKinney Avenue, at the corner of Lots 1 and 2 of said plan; thence Westerly along the Southerly margin of Maxey Lane 50 feet to a point the Northwest corner of the J.R. Henderson property; thence Southerly along the Western line of said property 200 feet to the Northwest corner of Lot 5 on said plan; thence Easterly along the North line of Lot Number 5, 50 feet to the corner of Lots 1 and 2; thence Northerly along the line between said Lots 196 feet to the beginning.

Being the same property conveyed to Kerry M. Bateman, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated April 13, 2011 and being of record in Instrument Number 20110415-0029262, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1306 Maxey Lane, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2012 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kerry M. Bateman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kerry M. Bateman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of October, 2012.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $149,500.00.

Affiant

Sworn to and subscribed before me, this 19th day of October, 2012.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY