WARRANTY DEED

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/19/13 15:50 2 pgs
Fees:13.00 Taxes:11.10
20130619-0063007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$3,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of June, 2013

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Thomas E. Bayes	Same	07103016400
262 Kingsland Avenue, Apt 2R		
Brooklyn, NY 11211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Thomas E. Bayes and Natalie Cain-Bayes**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the Resubdivision of Lot 169 and East 90' of Lot 170, of J. B. Haynie's Oriental Plan of Lots of record in Book 8250, Page 439, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joshua O. Adewole and wife, Florence Adewole from Dennis J. Horn, an unmarried man, by Warranty Deed on March 23, 1995, of record in Book 9629, Page 95, Register's Office for Davidson County, Tennessee. Further conveyed to Ivy Gregory by Final Degree Confirming Sale of record in Instrument Number 20020123-0009111, Register's Office for Davidson County, Tennessee. Further conveyed to James Brown by Final Decree Confirming Sale of record in Instrument Number 20050428-0047372, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks from James Brown by Quitclaim Deed on November 4, 2009, of record in Instrument Number 20091105-0102436, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks from The Chancery Court for Davidson County, Tennessee by Default Judgment on October 31, 2012, of record in Instrument Number 20121204-0111588, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as: **131 Kingston Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this June 12, 2013.

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

...Register's Office for Davidson County, Tennessee

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