BILL GARRETT, Davidson County
Trans:T20130069907 DEEDWARRSP
Recvd: 08/14/13 10:25 2 pgs
Fees:13.00 Taxes:270.47
20130814-0085252

THIS INSTRUMENT PREPARED BY:
Rebecca T Garland
85 White Bridge Rd #100B
Nashville, TN 37205

SPECIAL WARRANTY DEED

****

Address New Owner:
BV Properties LLC
235 Cinnabar Lane
Yardley, PA 19067

Send Tax Bills To:
SAME

Map-Parcel
87-9-18

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

$73,100.00.

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $73,100.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 2013

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, The Carl M Stark Family Trust, Barbara A Stark, Trustee ("Grantor") by these presents does hereby transfer, sell and convey to BV Properties, LLC ("Grantee"), its successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee Being Lot No 181 on the Plan of Valley Grove Subdivision, Section 9 as of record in Plat Book 5200, Page 605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Carl M Stark Family Trust by deed from Neal Lampley, married of record as Instrument No. 201208130071908, said Register's .

This is improved property known as 4561 Brooke Valley Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind it and its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, it successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the - 8th day of AUGUST, 2013.

GRANTOR:
The Carl M Stark Family Trust

By: Barbara A Stark, Trustee
Barbara A Stark, Trustee

STATE OF FLORIDA.
COUNTY OF CHARLOTTE.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA A. STARK, TRUSTEE. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that She is the ~~FLORIDA DRIVERS LICENSE~~ TRUSTEE OF THE CARL M STARK FAMILY TRUST and as such TRUSTEE She has the authority to execute this Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 8th day of AUGUST, 2013.

Catherine A Cox.
Notary Public

My Commission Expires:_____

CATHERINE A. COX
MY COMMISSION # EE 007040
EXPIRES: July 7, 2014
Bonded Thru Notary Public Underwriters