WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$99,000.00.**

Lisa Sheppard
Affiant

Subscribed and sworn to before me this 28 day of August, 2013.

Leonne J. Buchanan
Notary Public
My Commission expires: 6/15/14
(Affix Seal)

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

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
Christopher Steele	New Owner	71-9-81
1706 Kassia Street		
Nashville, TN 37207		

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, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Steele, unmarried and Joy Harmon-Shaw, married, as joint tenants with the right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land situated in the 2nd Councilmanic District of Davidson County, TN, being Lot No. 194 on the Plan of Scruggs Subdivision, Brooklyn Heights, of record in Plat Book 332, Page 140, Register's Office for said County.

Said Lot 194 fronts 40.00 feet on the Southerly margin of Kassia Street and runs back along parallel lines 140.00 feet to a dead line in the rear measuring 40.00 feet, containing 5,600 square feet (0.13 acres), more or less.

Being a portion of the property conveyed to Terrell Starks, unmarried from Dean Balding Baxter by Warranty Deed on September 21, 2011, of record in Instrument Number 20110923-0073913, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks, unmarried from Terrell Starks unmarried by QuitClaim Deed on June 19, 2012, of record in Instrument Number 20120619-0053669, 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 332, Page 140, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1706 Kassia 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 August 28, 2013.

Terrell Starks

BILL GARRETT, Davidson County
Trans:T20130078313 DEEDWARR
Recvd: 09/10/13 11:06 2 pgs
Fees:13.00 Taxes:366.30
20130910-0095454

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 she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 28, 2013

My commission expires 1-6-2015

Notary Public



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