PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20130089107 DEEDWARR

Recvd: 10/16/13 11:30 2 pgs

Fees:13.00 Taxes:543.53

20131016-0108041

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52915

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thelma V. Fontillas 8300 Sawyer Brown Rd. #L306 Nashville TN 37221	First State Bank 7114 Highway 70 S., Ste 105 Nashville TN 37221

TAX MAP-PARCEL NUMBERS: 142050B06900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$146,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Yvonne R. Starks, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Thelma V. Fontillas, a single woman, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. L-306, together with the carport designated L-306-C of River Plantation, Section Three, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 4675, Pages 75, 76 & 77, amended in Book 4675, Pages 103, 104 and 105, Register's Office for said County, to which reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Yvonne R. Starks and Brandon Starks by deed from Pradeep Agnihotri and Ranjna Agnihotri, dated August 31, 2005, recorded October 17, 2005 in Instrument No. 20051017-0124994, re-recorded in Instrument No. 20051227-0154109, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Yvonne R. Starks by deed from Brandon Starks,, dated January 13, 2006, recorded January 19, 2006 in Instrument No. 20060119-0007255, Register's Office for Davidson County, Tennessee.

Brandon Starks, husband of Yvonne R. Starks, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, Pages 75, 76 & 77, amended in Book 4675, Pages 103, 104 and 105, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4784, page 464, Book 5785, page 180, and Book 5840 page 663, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8300 Sawyer Brown Road, Unit L-306, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 15th day of October, 2013

Yvonne R. Starks

Brandon Starks

State of TENNESSEE

County of DAVIDSON

On this 15th day of October, 2013 , before me the undersigned authority, personally appeared Yvonne R. Starks and Brandon Starks , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $146,900.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2013

My Commission Expires: _____

JUDY B TYGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 18, 2016

Notary Public