File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140052459 DEEDWARR
Recvd: 07/21/14 14:14 2 pgs
Fees:13.00 Taxes:703.00
20140721-0064564

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53668
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nek Singh Rupinder Kaur 3465 White Pine Dr. Nashville, TN 37214	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, Tennessee 37129

TAX MAP-PARCEL NUMBERS: 108040B01500C)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Christi Bleemel, as the heir at law of Ross Dean Starnes and as Administrator of the Estate of Ross Dean Starnes, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nek Singh and Rupinder Kaur, 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:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Final Plat of White Pine Estates, a Residential Planned Unit Development, of record in Instrument No. 20000713-0069319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ross Starnes and Wife, Vanessa Saenz by Warranty Deed from T. F. Homes, LLC, dated October 17, 2001, recorded October 22, 2001 in Instrument No. 20011022-0115228, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ross Starnes by Quitclaim Deed from Vanessa Saenz, dated April 23, 2008, recorded April 28, 2008 in Instrument No. 20080428-0042763, Register's Office for Davidson County, Tennessee. Ross Starnes having since died.

By Affidavit of Heirship recorded hereto and simultaneously herewith, Christi Bleemel was established as the heir at law of Ross Dean Starnes. The said Christi Bleemel was appointed Administrator of the Estate of Ross Dean Starnes in Docket No. 14P516, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20000713-0069319, said Register's Office, to which plan reference is hereby made for a more complete description; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010105-0001925, said Register's Office; Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances of record in Instrument No. 20031014-0152038, said Register's Office.

This is improved property, known as: 3465 White Pine Drive, Nashville, Tennessee 37214

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 17th day of July, 2014.

Christi Bleemel

Christi Bleemel, as the heir at law of Ross Dean Starnes and as Administrator of the Estate of Ross Dean Starnes, deceased

State of TENNESSEE

County of DAVIDSON

On this 17th day of July, 2014 , before me the undersigned authority, personally appeared Christi Bleemel, as the heir at law of Ross Dean Starnes and as Administrator of the Estate of Ross Dean Starnes, deceased, 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

Diane K. Mann
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 $190,000.00

Rachel Farr
Affiant

Sworn and subscribed before me this the 17 day of July, 2014

My Commission Expires: _____

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

Diane K. Mann
Notary Public