Davidson County DEEDWARR
Recvd: 08/04/14 08:51 3 pgs
Fees:18.00 Taxes:173.90
20140804-0069378

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11191

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $47,000.00

Teresa Taylor
Affiant

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 31st day of July, 2014.

Connie Beard
Notary Public
My commission expires: 4-15-17

04-1405-55094

Address of New Owner:	Send Tax Bills to:	Tax Information
Bruce Bertrand	Franklin Synergy Bank	080-03-0-015.00
108 Nantahala Ct.	One East College Street	
Antioch, TN. 37013	Murfreesboro, TN 37130	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marva Starks, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bruce Bertrand and Patrice L. Bertrand,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*husband and wife

Land in Davidson County, Tennessee, being all of Lot No. 542, on the Plan of Section Eight, Bordeaux Hills of record in Plat Book 4175, Page 113, Register's Office for Davidson County, reference to which is hereby made for a more complete description of said lot.

Being the same property conveyed to Joe M. Starks and wife, Marva R. Starks by deed from Kenneth Hudspeth and wife, Delores Hudspeth, dated May 25, 1978, recorded June 1, 1978, of record in Book 5292, Page 890, Register's Office for Davidson County, Tennessee. The said Joe M. Starks and Mara Starks were divorced by Final Decree of the Fourth Circuit for Davidson County, Tennessee, Docket No. 90D-4033 of record in Book 8369, Page 363 said Register's Office.

Further being the same property conveyed to Marva Starks by Quitclaim Deed from Joe M. Starks, dated June 10, 1998, recorded June 17, 1998, of record in Book 10981, Page 53, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3416 Cocoa Drive, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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 my hand this 31st day of July, 2014.

Marva Starks

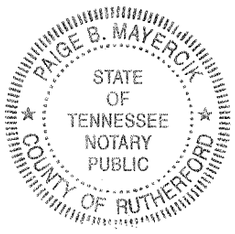
STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marva Starks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of July, 2014.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires 11/22/14



True Copy Certification

I, **Teresa Taylor** , 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.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-18-17

Notary' Seal (if on paper)

