Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140063485 DEEDWARR
Recvd: 08/27/14 11:12 2 pgs
Fees:13.00 Taxes:396.27
20140827-0078133

RUTH M. FORAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $107,100.00.

Affiant

Subscribed and sworn to before me this 21st day of August, 2014.

Notary Public
My Commission expires: _____
(Affix Seal)

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:
Shelly Jones	SWBC Mortgage Corporation	070-04-0-041.00
2415 Whites Creek	9311 San Pedro Ave, Ste 100	
Nashville, TN 37207	San Antonio, TX 78216	

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**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Shelly Jones, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 in J. B. Haynie's Cleveland Plan as of record in Book 161, Page 35, Register's Office, Davidson County, Tennessee, said Lot number 30 fronts 40 feet on the northeasterly side of White's Creek Pike and extends back between parallel lines to a 10 foot alley in the rear.

Being the same property conveyed to RAYMOND GOOCH, ET UX, SHEILA GOOCH from JUANITA GOOCH, ET AL by Deed on April 22, 1980, of record in Book 5596, Page 607, Register's Office for Davidson County, Tennessee. Further conveyed to Raymond N. Gooch from Sheila Faye Gooch by Quitclaim Deed on September 30, 1983, of record in Book 6149, Page 697, Register's Office for Davidson County, Tennessee. Further conveyed to STB Associate for Delinquent Taxes, Report of Sale of record in Book 8671, Page 907, and Final Decree Confirming Sale of record in Book 8671, Page 905, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks for Delinquent Taxes, Report of Sale of record filed on January 22, 2010 with Clerk & Master, Davidson County Chancery Court and Final Decree Confirming Sale of record in Instrument Number 20100325-0022284, Register's Office for Davidson County, Tennessee. Terrell Starks initiated a Suit to Quiet Title and a Default Judgment was granted confirming ownership to Terrell Starks of record in Instrument Number 20140731-0068616, said Register's Office.

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 2014 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 161, Page 35, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2415 Whites Creek, 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 21, 2014.

8-21-14

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Terrell Starks** to me known to be the person described in and ho executed the foregoing instrument, and acknowledged that he executed the same for the urposes therein contained.

WITNESS my hand and Official Seal at office this August 21, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY