When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140072089 DEEDWARR
Recvd: 09/25/14 14:00 2 pgs
Fees:13.00 Taxes:1165.50
20140925-0088488

Prepared by and return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Rachelle Caudell
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 22nd day of September, 2014.

Notary Public
My commission expires: 4/17/16

05-1409-66369

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lisa Marie Giffen	Magna Bank	141-15-0-D-216.00-CO
8220 Londonberry Road	6525 Quail Hollow Road, Suite 300	
Nashville TN 37221	Memphis, TN 38120	

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, Steven W. Starkey and Sandra K. Starkey, as Grantors and Trustees of The Steven & Sandra Starkey Living Trust, of The Steven & Sandra Starkey Living Trust, established by the Revocable Trust Agreement of Steven W. Starkey and Sandra K. Starkey dated September 13, 2013, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lisa Marie Giffen and Clayton Brett Giffen, wife and husband, 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:

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Phase III-B (erroneously omitted in prior deeds), "Sheffield" on The Harpeth, Phase III-B, of record in Plat Book 7900, Page 443, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven W. Starkey and wife, Sandra K. Starkey by deed from Phillips Builders, Inc., dated November 19, 1993, recorded November 22, 1993, of record in Book 9160, Page 194, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven W. Starkey and/or Sandra K. Starkey , Trustees of The Steven Starkey & Sandra Starkey Living Trust, established by the Revocable Trust Agreement of Steven W. Starkey and Sandra K. Starkey dated September 13, 2013 by deed from Steven W. Starkey and Sandra K. Starkey, dated September 13, 2013, recorded September 20, 2013, of record in Instrument No. 20130920-0099384, 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 8220 Londonberry Road, Nashville, TN 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 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 22nd day of September, 2014.

The Steven & Sandra Starkey Living Trust, dated September 13, 2013

By: Steven W. Starkey, as Grantor and as Trustee

Sandra K. Starkey by SWS her Attorney in Fact

By: Sandra K. Starkey, as Grantor and as Trustee
By: Steven W. Starkey, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven W. Starkey, as Grantor and as Trustee of The Steven & Sandra Starkey Living Trust, established by the Revocable Trust Agreement of Steven W. Starkey and Sandra K. Starkey dated September 13, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 22nd day of September, 2014.

Notary Public
State of Tennessee at Large

My Commission expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Steven W. Starkey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Sandra K. Starkey, as Grantor and as Trustee of the Steven and Sandra Starkey Living Trust, established by the Revocable Trust Agreement of Steven W. Starkey and Sandra K. Starkey dated September 13, 2013, and that he is authorized by Sandra K. Starkey, as Grantor and as Trustee of the Steven and Sandra Starkey Living Trust, established by the Revocable Trust Agreement of Steven W. Starkey and Sandra K. Starkey dated September 13, 2013, to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 22nd day of September, 2014.

Notary Public
State of Tennessee at Large

My Commission expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016