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

WARRANTY DEED

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$119,900.00.**

Rachelle Cavalli
Affiant

Subscribed and sworn to before me this 19th day of November, 2014

Notary Public
My Commission expires: 4/17/16
(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:
Yolanda Michelle Wright	Magna Bank	063-02-0-013.00
1442 Mohawk Trail	6525 Quail Hollow Road Suite 300	
Madison, TN 37115	Memphis, TN 38120	

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 **Yolanda Michelle Wright, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Located in the 11th Civil District of Davidson County, Tennessee, being Lot No. 75 on the Plan of Nawawka Hills, Powwow Addition, Section No. 3, as of record in Book 974, Page 25, Register's Office for said County.

Said Lot No. 75 fronts 50 feet on the westerly margin of Whoopee Trail (now Mohawk Trail) and extends back between parallel lines 149 feet to a one feet reserved strip, the line on the rear measuring 50 feet thereon.

Being the same property conveyed to Terrell Starks from IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE by Default Judgment, Case No. 13-1347-II, on January 21, 2014, of record in Instrument Number 20140219-0014221, Register's Office for Davidson County, Tennessee.

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 974, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1442 Mohawk Trail, Madison, TN 37115**

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 my hands this November 18, 2014.

Terrell Starks

BILL GARRETT, Davidson County
Trans:T20140090156 DEEDWARR
Recvd: 12/02/14 11:08 2 pgs
Fees:13.00 Taxes:443.63
20141202-0110381

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 November 18, 2014.

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE