BILL GARRETT, Davidson County
Trans:T20150026824 DEEDWARR
Recvd: 04/10/15 10:08 2 pgs
Fees:13.00 Taxes:92.50
20150410-0031577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

WARRANTY DEED

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

Subscribed and sworn to before me, this 6TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keithian Starling and wife, Jacquese Starling	Keithian Starling and wife, Jacquese Starling	029-00-0-251.00
	(NAME)	
2205 Old Matthews Road	2205 Old Matthews Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashvillle, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Velvia Mae Crymes, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keithian Starling and wife, Jacquese Starling, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON AN UNRECORDED SURVEY BY SOUTHERN LAND SURVEYING CO., INC. JULY 2, 1967, TRACT "D" BEING 4.1 ACRES MORE OR LESS AND BEING PART OF THE SAME PROPERTY AS SHOWN ON SURVEY OF RECORD IN BOOK 175, PAGES 266 AND 267, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT ON THE EASTERLY SIDE OF EATONS CREEK ROAD AND BEING THE NORTHWEST CORNER OF THE SAID TRACT; THENCE N. 89 DEGREES 40' 50" EAST 1,250.0 FEET TO A POINT IN THE DUGGER PROPERTY LINE; THENCE SOUTH 3 DEGREES 30' WEST, 172.80 FEET TO A POINT; THENCE NORTH 88 DEGREES 00' WEST 1,156.70 FEET TO A POINT; THENCE NORTH 60 DEGREES 00' WEST 21.4 FEET TO A POINT ON THE EASTERLY SIDE OF EATONS CREEK ROAD; THENCE WITH THE LINE OF EATONS CREEK ROAD, NORTH 9 DEGREES 40' WEST, 116.50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LOUIS J. P. CRYMES AND WIFE MAE V. CRYMES BY WARRANTY DEED FROM MELVIN M. MASSEY AND WIFE MARY G. MASSEY, OF RECORD IN BOOK 7734, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID LOUIS J. P. CRYMES SUBSEQUENTLY DIED, SURVIVED BY HIS WIFE VELVIA MAE CRYMES. MAE V. CRYMES AND VELVIA MAE CRYMES ARE ONE AND THE SAME PERSON. ANY RIGHT, TITLE AND INTEREST OF THE ESTATE OF LOUIS J. P. CRYMES, DECEASED, WAS QUITCLAIMED BY VELVIA MAE CRYMES, ITS EXECUTRIX, TO HERSELF BY AN EXECUTOR'S QUITCLAIM DEED OF RECORD AS INSTRUMENT 20100805-0061738, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 5640 EATONS CREEK ROAD, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee

WARRANTY DEED
(Continued)

simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this 6th day of April, 2015.

Velvia Mae Crymes

Velvia Mae Crymes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Velvia Mae Crymes, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of April, 2015.

Notary Public

My Commission Expires: 7/2/15

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Signature Title Services, LLC
4751 Trousdale Dr., Ste. 111
Nashville, TN 37220

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066