WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Linda S. Starling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frank Starling and wife, Linda S. Starling	Frank Starling	01100003000
(NAME)	(NAME)	
104 Dorr Drive	104 Dorr Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Debra Lynn Ryan Mitchell, unmarried, HEREINAFTER CALLED THE GRANTOR , HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Starling and Linda S. Starling, Husband and Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, State of Tennessee, described as Tract No. 6 on a survey dated September 24, 2002, by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows, to-wit:

BEGINNING at an iron pin in the easterly margin of Greer Road, said point being the northwest corner of the property conveyed to Robert L. Hullett, et ux, of record in Deed Book 9800, Page 57, Register's Office for Davidson County, Tennessee (Map 11, Parcel 118 TAODCT); thence with said margin of said road on a curve having a radius of 3,564.94 feet, a tangent of 146.00 feet, a delta of 4 deg. 41' 25", a chord of 291.75 feet and a chord bearing of North 13 deg. 15' 07" East 180.00 feet to an iron pin, a corner to Tract 5 of said survey; thence with the line of Tract 5, South 82 deg. 22' 03" East 1,301.38 feet to an iron pin; thence South 06 deg. 25' 03" West 179.41 feet to an iron pin; thence North 82 deg. 22' 03" West 1,320.00 feet to the point of beginning, and containing 5.40 acres, more or less.

Being the same property conveyed to Debra Lynn Ryan, with a life estate in Jerry L. Ryan and Gladys V. Ryan, or the survivor of them, by Warranty Deed from Lela M. Greer, unmarried, of record in Instrument No. 20021217-0155274, Register's Office for Davidson County, Tennessee and further conveyed to Debra Lynn Ryan Mitchell by Deed from Jerry L. Ryan of record in Instrument No. 20120207-0010786, Register's Office for Davidson County, Tennessee. The said Gladys V. Ryan having since died.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY AND SUBJECT TO THE RIGHT-OF-WAY OF GREER ROAD.

BILL GARRETT, Davidson County
Trans:T20150051886 DEEDWARR
Recvd: 06/29/15 11:30 2 pgs
Fees:13.00 Taxes:140.60
20150629-0062195

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

unimproved ☐

This is improved ☑ property, known as 2934 Greer Rd., Goodlettsville, TN 37072

(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 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 hand this 26th day of June, 2015.

Debra Lynn Ryan Mitchell

Debra Lynn Ryan Mitchell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Debra Lynn Ryan Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY