WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080875 DEEDWARR
Recvd: 09/23/15 09:26 2 pgs
Fees:13.00 Taxes:122.10
20150923-0096553

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Robin Sykes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Sykes	NEW OWNER	02900025100
(NAME)	(NAME)	
313 Wiley Street		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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, WE, **Keithian Starling and wife, Jacquese Starling**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Sykes and Robin Sykes, husband and wife, and Grace Nicole Biggs an unmarried woman as tenants in common with right of survivorship,** 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:

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.

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

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.

Being the same property conveyed to Keithian Starling and wife, Jacquese Starling by Warranty Deed dated 04/06/2015 from Velvia Mae Crymes, unmarried, filed for record on 04/10/2015 in Instrument No. 20150410-0031577, Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 5640 Eatons Creek Road, Joelton, TN 37808
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Kevin Sykes A/K/A Kevin McKay Sykes

File No.: 35970
Warranty Deed Individual BP LE1

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 our hands this 21st day of September, 2015.

Keithian Starling

Jacquese Starling

State of Tennessee

County of Davidson

On this 21st day of September, 2015, before me, a Notary public in and for said County and State, personally appeared Keithian Starling and wife, Jacquese Starling, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: