WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083618 DEEDWARR
Recvd: 10/01/15 12:35 2 pgs
Fees:13.00 Taxes:518.00
20151001-0099898

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-27-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 25th day of September, 2015.

Notary Public
My Commission expires: 5-27-19
(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:
Evan Clay Rose	Evan Clay Rose	044-05-0-135.00
202 Keeton Avenue	202 Keeton Avenue	
Old Hickory, TN 37138	Old Hickory, TN 37138	

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 **Evan Clay Rose**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Rayon City Development Company, as of record in Book 843, Page 13, Register's Office for said County.

Said Lot measures 66.2 feet on the westerly side of Keeton Avenue, running back between lines 149 feet on the southerly side and 164.5 feet on the northerly side and measuring 9 feet at the rear.

Being the same property conveyed to Mary E. Blanchette from Bobby G. Galbraith and wife, Mary Eleanor Galbraith by Warranty Deed on December 8, 1953, of record in Book 2861 Page 251, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks from Clerk and Master Chancery Court for Davidson County, Defendant Mary E. Blanchette by Default Judgment on January 15, 2014, of record in Instrument Number 20140219-0014224, 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 2015 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 843, page 13, Register's Office Davidson County, Tennessee.

This is improved property known as: **202 Keeton Avenue, Old Hickory, TN 37138**

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 our hands this September 25, 2015.

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 25, 2015

My commission expires 5-24-17

Julie Coone
Notary Public

