COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
Robert D. Coleman, Notary Public
Chestnuthill Twp, Monroe County
My commission expires May 31, 2019

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~WILSON~~ Monroe
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $182,000.00.

Nicole Formato
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE. THIS THE 10th day of December, 2015.

NOTARY PUBLIC

My commission expires: 5/31/19

BILL GARRETT, Davidson County
Trans: T20150107020 DEEDWARR
Recvd: 12/18/15 13:33 2 pgs
Fees: 13.00 Taxes: 673.40

20151218-0127444

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Keithian L. Starling (NAME)	Lotions Lending Corp (NAME)	06513002400
4861 Big Horn Drive (ADDRESS)	4 Summit Park Dr, #200 (ADDRESS)	
Old Hickory, TN 37138	Independence, OH 44131	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nicole Formato, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Keithian L. Starling**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Sherwood Forest, Section 1, of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee.

Said Lot 15 fronts 75.0 feet on the easterly margin of Big Horn Drive and runs back 236.40 feet on the south side line; 247.0 feet on the north side line and measures 75.78 feet across the rear lot line.

Being the same property conveyed to Nicole Formato by deed from Kelley M. Morris and husband, Mark Morris of record in Instrument No. 20150223-0015103, Register's Office of Davidson County, Tennessee.

2016 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 4861 Big Horn Drive, Old Hickory, TN 37138

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

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

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of December, 2015.

Nicole Formato

Nicole Formato

STATE OF Pennsylvania
COUNTY OF Monroe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Formato, the herein bargainor, 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 10th day of December, 2015.

Notary Public
My Commission Expires: 5/31/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Robert D. Coleman, Notary Public
Chestnuthill Twp, Monroe County
My commission expires May 31, 2019

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122