BILL GARRETT, Davidson County
Trans:T20150108805 DEEDWARR
Recvd: 12/28/15 09:36 2 pgs
Fees:13.00 Taxes:221.63
20151228-0129636

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $59,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th day of December, 2015.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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:
Elizabeth Morales Bravo	SAME AS NEW OWNER	16400009300
(NAME)	(NAME)	
1735 Luton Drive		
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086		

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 **Joyce Starkey, devisee under the Last Will and Testament of Ursie Jean Richardson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elizabeth Morales Bravo, a married woman**, 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:

Being a parcel or tract of land located in Davidson County, Tennessee, said tract being the same property conveyed by deed of record in Book 7959, Page 277, R.O.D.C., and being more particularly described as follows:
Beginning at a point located in the easterly right-of-way line of Lavergne - Couchville Pike, said point being the southwesterly corner of property conveyed to Milton E. Newcomb by deed of record in Book 6730, Page 460, R.O.D.C., and being more particularly described as follows;Thence, with the southerly line of Newcomb S 86 deg 00 min 00 sec E, 820.72 feet to an existing iron pin,Thence, with the westerly line of Peppertree Forest, Section 8, as of record in Plan Book 7900,Page 652, R.O.D.C., S 06 deg 18 min 45 sec W, 160.29 feet to an existing iron pin, Thence, with the northerly line of property conveyed to Jose L. Arteaga by deed of record as Instr. #20071119-0135144, R.O.D.C., N 85 deg 58 min 00 sec W, 820.71feet to an iron rod (new), Thence, with the easterly right-of-way line of Lavergne - Couchville Pike N 06 deg 18 min 45 sec E, 159.81 feet to an existing iron pin and the point of beginning. Containing 131,250 square feet or 3.01 acres, more or less.

Being the same property conveyed to Ursie Jean Richardson, unmarried by deed from Ricky Allan Berry and wife, Sherry Lynn Berry, of record in Book 7959, Page 277, Register's Office of Davidson County, Tennessee. The said Ursie Jean Richardson having since deceased. Per Last Will and Testament of Ursie Jean Boyd aka Ursie Jean Richardson, said property to conveyed to Joyce Starkey.

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

This property is __unimproved _X_improved property known as: 4291 Lavergne Couchville Pike, Antioch, TN 37013

This property is __unimproved _X_improved property known as: 4291 Lavergne Couchville Pike, Antioch, TN 37013

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.

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 14th day of December, 2015.

Joyce Starkey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Starkey, 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 14th day of December, 2015.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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