Davidson County	DEEDWARR
Recvd: 06/03/16 11:14	2 pgs
Fees:13.00 Taxes:860.25	
20160603-0056188	

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $232,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2016.

Notary Public
My commission expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

04-1605-56013

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jeffrey W. Starks 3632 Bentfield Drive Antioch TN 37013	Owner at property address	164-10-0-A-154.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevan J. Hosein, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeffrey W. Starks**,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*AN UNMARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 200, on the Plan of Summerfield Village Three, of record in Instrument No. 20001006-0099706, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Whelan, an unmarried man by Warranty Deed from Capitol Homes, Inc., dated January 20, 2004, recorded February 4, 2004, of record in Instrument No. 20040204-0013625, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to JPMorgan Bank, as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, dated September 20, 2005, recorded October 5, 2005, of record in Instrument No. 20051005-0120273, Register's Office for Davidson County, Tennessee. Substitution of Trustee of record in Instrument No. 20041006-0120291, said Register's Office.

Further being the same property conveyed to Kevan J. Hosein by Special Warranty Deed from JPMorgan Chase Bank, as Trustee, dated February 1, 2006, recorded February 24, 2006, of record in Instrument No. 20060224-0021653, Register's Office for Davidson County, Tennessee.

Soumaly Hosein, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3632 Bentfield Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of May, 2016.

Kevan J. Hosein

Soumaly Hosein

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kevan J. Hosein and Soumaly Hosein**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 31st day of May, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019