STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF June, 2016.

Notary Public
MY COMMISSION EXPIRES: My Commission Expires OCT. 18, 2016
File No. 016-4860D

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1682

BILL GARRETT, Davidson County
Trans:T20160047934 DEEDWARR
Recvd: 06/07/16 11:06 2 pgs
Fees:13.00 Taxes:1008.25
20160607-0057283

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jannyse Starks (NAME)	New Owner (NAME)	034070A150000CO
1913 Nancy Beth Drive (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Renaldo Barron DeVaul, Sr. and Dewanda DeVaul, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jannyse Starks**, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of FINAL SUBDIVISION PLAT OF HARBOR VILLAGE, PHASE III, as shown by plat of record in Instrument No. 20050331-0034862, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Renaldo Barron DeVaul, Sr. and Dewanda DeVaul from Regent Homes, LLC, a Tennessee Limited Liability Comany, by Deed dated December 27, 2013, as Instrument No. 20121231-0131288, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, and Instrument No. 20010817-00985318, and in any allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050331-0034862 and as corrected in Instrument No. 20050406-0038091 , Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement as recorded in Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6635, page 254 and Instrument No. 20010817-0089318, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 6635, page 588 and Instrument No. 20010817-0089318 and Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.

6. Notice of Completion as recorded in Instrument No. 20131206-0124445, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1913 Nancy Beth Drive, Madison, TN 37115.

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. Whenever 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/our hand(s) this 1st day of June, 2016.

Renaldo Barron DeVaul, Sr. — June 01, 2016 Date

Dewanda DeVaul — June 01, 2016 Date

STATE OF TX

COUNTY OF Bexar }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Renaldo Barron DeVaul, Sr. and Dewanda DeVaul, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of June, 2016.

My Commission Expires: 9/2/17

Notary Public

CHRISTOPHER J. PUTEGNAT
Notary Public
State of Texas
My Comm. Exp. 09-02-2017

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066