RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167597

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057923 DEEDWARR
Recvd: 07/07/16 12:38 2 pgs
Fees:13.00 Taxes:734.45
20160707-0069637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

NOTARY PUBLIC

My commission expires: 7-30-17

TAHIRA J. PY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kiefer Shea Eller 316 Starboard Ct. Nashville, TN 37217	Same address as new owner	136 14 0 174.00

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars ($198,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BENJAMIN STERLING AND WIFE, KIMBERLY STERLING**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **KIEFER SHEA ELLER, A SINGLE PERSON**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Revised Plan of Harbor Gate, Section Two, of record in Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin Sterling and wife, Kimberly Sterling, by Warranty Deed from Sheila D. Swann, an unmarried person, dated 8/17/2009, recorded 8/21/2009, of record in Instrument No. 20090821-0079039, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 316 Starboard Court, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6250, Page 33; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 30th day of June, 2016.

BENJAMIN STERLING

KIMBERLY STERLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Benjamin Sterling and wife, Kimberly Sterling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of June, 2016.

JAESON B. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Notary Public

Jaeson Morris
Printed Notary Name

My commission expires: 6/19/18