ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Anne Marie Starr and Marc Starr 4535 Harding Pike, Ste. 309 Nashville, TN 37205	New Owner	104060a03000co
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		15296 26b

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dennis W. Petty, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Anne Marie Starr and Marc Starr, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 406, on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, said Register's Office, as amended in Book 6135, page 788 and Book 6435, page 549, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Dennis W. Petty, unmarried by Warranty Deed from Ben R. Hanback and James Foley, married person of record in Instrument Number 20010416-0036808 and re-record in Instrument Number 20010424-0040449, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on plat of record in Book 5200, page 399, 400 and 401 and Book 6900, page 43, Register's Office for Davidson County, Tennessee.
3. Master Deed for as shown in Book 5862, page 589, Book 6135, page 788, Book 6435, page 549, Book 7461, page 217, book 7475, page 137 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 4825, page 592, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3415 West End Avenue, Unit Number 406, Nashville, Tennessee 37203.

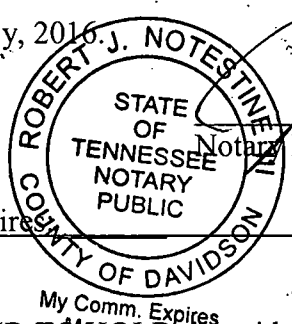
BILL GARRETT, Davidson County
Trans:T20160061387 DEEDWARR
Recvd: 07/18/16 11:59 2 pgs
Fees:13.00 Taxes:491.18

20160718-0073477

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $132,750.00
(
(
(Subscribed and sworn to before me

Anne Marie Starr and Marc Starr
By: Lolita Hamilton
Affiant
)
)

(this 14th day of July, 2016.)
(
(
(
(
(My Commission Expires:)



Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

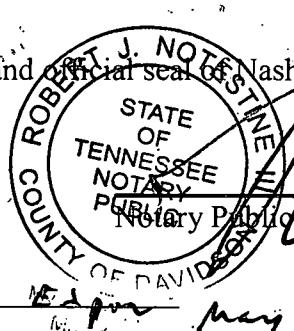
Witness my hand this 14th day of July, 2016.

DWP Dennis W. Petty
~~Denis~~ W. ~~Perry~~ Petty
Dennis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

DWP Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Dennis W. ~~Perry~~ Petty whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 14th day of July, 2016.



Notary Public

My Commission Expires: May 8, 2017