THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 329,000.00.

R W S Elizabeth L Starkey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

BILL GARRETT, Davidson County
Trans: T20160074142 DEEDWARR
Recvd: 08/25/16 08:44 2 pgs
Fees: 13.00 Taxes: 1217.30
20160825-0088855

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan W. Starkey		MAP & PARCEL
218 Belding Drive	New Owner	085 10 0 021.00 &
Nashville, TN 37214		085 10 0 022.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Christopher Royea and wife, Jennifer Royea**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan W. Starkey and Elizabeth L. Starkey, husband and wife**

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:

BEING a certain parcel of land located in the 14th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows:

Beginning at an iron rod situated in the westerly margin of Belding Drive; said iron rod being a corner of the Donelson Christian Academy property as recorded in Book 10775, Page 721, RODC, TN;

Thence, along the said margin of said Drive S 28 deg. 13'09" E-109.07' to an old iron rod; said iron rod being a corner of the J.B. Gullette, et ux property as recorded in Book 4802, Page 299, RODC, TN;

Thence, leaving the said margin of Belding Drive and along the northerly boundary line of Gullette S. 61 deg. 35' 57" W 286.00' to an iron rod;

Thence, generally with an old fence line S 57 deg. 00' 35" W-397.20' to an iron rod located in the approximate centerline of an old concrete ditch; said iron rod being a corner of the George Blair & Regina K. Dudley property as recorded by Instrument 200605240061140;

Thence, leaving the Gullette property and along the northerly boundary line of Dudley and generally with the approximate centerline of an old concrete ditch, N 60 deg. 17' 42" E-274.48 to an iron rod;

Thence N 87 deg. 34' 19" W-296.00 (passing an iron rod that is a witness line corner at 270.43') to the approximate low water elevation of the Stones River;

Thence, leaving the Dudley boundary line and generally with the said low water mark of the Stones River, N 14 deg. 33' 43" E-230.00' to a point; said point being situated in the southerly boundary line of the aforementioned Donelson Christian Academy property.

Thence, leaving Stones River and with the Academy's boundary line and generally with an old fence line (passing a witness line corner it 25.08'), S 79 deg. 52' 29" E-653.00' to an old rod at a fence corner;

Thence, N 62 deg. 21' 34" E-413.90' to the point of beginning , containing 4.61 acres (200,729 square feet), according to a survey by C. Michael Moran, RLS, License #970, 2002 Lindell Ave., Nashville, TN. 37203, dated January 23, 2007.

Being the same property conveyed to Christopher P. Royea and wife, Jennifer Royea by warranty deed from Buford Perry and wife, Margaret Perry of record in Instrument No. 20090203-0009122 Register's Office for Davidson County, Tennessee, dated 01/30/2009 and recorded on 02/03/2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **218 Belding Drive, Nashville, TN 37214.**

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. 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 our hands this the 24th day of August, 2016.

Christopher Royea

Christopher Royea

Jennifer Royea

Jennifer Royea

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christopher Royea** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of August, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Royea** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 24th day of August, 2016.

My Commission expires: March 3, 2020

Notary Public