BILL GARRETT, Davidson County
Trans:T20170020483 DEEDWARR
Recvd: 03/09/17 13:21 2 pgs
Fees:13.00 Taxes:162.80
20170309-0023507

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Robert J. Lenard
9513 Inavale Drive
Brentwood, TN 37027

MORTGAGEE

SEND TAX BILLS
OWNER

MAP-PARCEL:
MAP 075
PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John B. Stark and wife, Marilyn Stark,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **The Lenard Revocable Living Trust,** 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 tract or parcel of land lying in the 4th Civil District of Davidson County, Tennessee and being Tract No. 2 of an unrecorded survey made by John Perry, Surveyor of Wilson County, Tennessee, on July 28, 1948 and according to said survey described as follows:

Beginning on an iron pipe at the northeast corner of this tract and at the southeast corner of Tract No. 1, Miss Lenna Cowgill's west boundary line; running thence north 59 1/2 deg. west, 320.8 feet to an iron pin in the center of Hadley's Bend Road, the southwest corner of Tract No. 1; thence south 1/4 deg. east, 125.2 feet to an iron pin in the center of said road, Mrs. Jesse Johnson's northwest corner; thence north side of an old cedar corner post; the north boundary line of Mrs. Jesse Johnson's Home Tract and Miss Lenna Cowgill's southwest corner; thence north 32 deg. east, 112.7 feet to the beginning and containing 0.72 of an acre, more or less.

Being the same property conveyed to John B. Stark and wife, Marilyn Stark by deed from Gina P. Gaines and husband, Greg Gaines, dated January 16, 2007, of record in Instrument No. 20070119-0007929 as re-recorded in Instrument No. 20070213-0018384, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants, and, conditions, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is unimproved property known as **4211 Hermitage Road Old Hickory, TN 37138.**

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 8th day of March, 2017.

John B. Stark

Marilyn Stark

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John B. Stark and wife, Marilyn Stark, the bargainor(s) 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 official seal this 8th day of March, 2017.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $44,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of March, 2017.

NOTARY PUBLIC

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12-10-2017