BILL GARRETT, Davidson County
Trans:T20170048510 DEEDWARR
Recvd: 06/07/17 12:35 2 pgs
Fees:13.00 Taxes:3071.00
20170607-0057060

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178878

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $830,000.00.

Molly Starr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017.

J Anderson
NOTARY PUBLIC

My commission expires: _____

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
Seth R. Ogden and Kristen M. Ogden 1005 15th Avenue S, Nashville, TN 37212	New Owner	105 01 0 157.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Thirty Thousand and 00/100 Dollars ($830,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ADELE STARR, A UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SETH R. OGDEN AND KRISTEN M. OGDEN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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. 52 on the Plan of B.F. Shields Heirs Tract, of record in Book 57, page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Adele Starr, by Substitute Trustee's Deed from Recontrust Company, NA as Substitute Trustee, dated 6/7/2012, recorded 6/11/2012, of record in Instrument #20120611-0051062, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1005 15th Avenue S, Nashville, TN 37212, 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 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(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 2nd day of June, 2017.

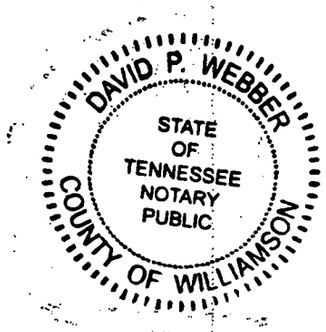
Adele Starr

ADELE STARR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 2nd day of June, 2017.



Notary Public

David Webber

Printed Notary Name

My commission expires: 10/3/18