WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069147 DEEDWARR
Recvd: 08/10/17 09:37 2 pgs
Fees:13.00 Taxes:726.23
20170810-0081889

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$196,278.00.**

Affiant

Subscribed and sworn to before me this 4 day of August 2017

Notary Public

My Commission expires: 6-30-2019
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Travis T. Walker	SAME	043-15-0-296.00
220 Larkin Springs Road		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Travis T. Walker and Desiree C. Walker, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Cherel Starks Subdivision, of record in Instrument Number 20160817-0085693, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property vested into Terrell Starks and divested from THE ESTATE & HEIRS OF: DENNIS L. JOYNER ET UX by FINAL DECREE CONFIRMING SALE on March 19, 2010, of record in Instrument Number 20100325-0022281, Register's Office for Davidson County, Tennessee. Further conveyed to Terrell Starks by Default Judgment in Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20140219-0014222, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20160817-0085693, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Instrument Number 20000519-0050275, Register's Office for Davidson County, Tennessee.

This is improved property known as: **220 Larkin Springs Road, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 4, 2017.

08-04-17

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 4, 2017

My commission expires 11-5-2018

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE