RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179860

Bill Garrett Davidson County
Batch# 39022 DEEDWARR
12/19/2017 08:26:53 AM 2 pgs
Fees: $13.00 Taxes: $821.03

20171219-0128952

WARRANTY DEED

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,900.00.

Shelby Nicole Craddock
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Susan Frensley Newton
NOTARY PUBLIC

My commission expires: 9-7-21

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
Shelby Nicole Craddock and Cody Lee Brown 617 Granwood Boulevard Old Hickory, TN 37138	Gardner Financial dba Legacy Mutual Mtg. 503 Paesanos Pkwy, San Antonio, Texas 78231	063 16 0B 104.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty One Thousand Nine Hundred and 00/100 Dollars ($221,900.00), 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, **MATTHEW H. STARLING AND WIFE, ANITA K. STARLING**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SHELBY NICOLE CRADDOCK AND CODY LEE BROWN, A MARRIED COUPLE**, 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. 186 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Devolvement, of record in Plat Book 6900, pages 550-552 and Certificate of Correction of record in Book 7462, page 445 and Book 8110, Page 401, and by Amendment to Change Name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Surveyors certificate of correction as recorded in Book 8110, Page 401, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Matthew H. Starling and wife, Anita K. Starling, by Warranty Deed from Allyson Jackson, unmarried, dated 7/31/2003, recorded 8/18/2003, of record in Instrument #20030818-0119232, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 617 Granwood Boulevard, Old Hickory, TN 37138, 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 they are lawfully seized and possessed of said real estate; that they 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 are being paid at closing.

The undersigned further covenant and bind themselves, their 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 15th day of December, 2017.

MATTHEW H. STARLING

ANITA K. STARLING

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew H. Starling and wife, Anita K. Starling, 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 seal, this the 15th day of December, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY