File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 40533 DEEDWARR
12/21/2017 02:22:01 PM 2 pgs
Fees: $13.00 Taxes: $1,664.63
20171221-0130179

W & I Ref: (DM) Title No.: 59344
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brock A Starnes Hannah E. Starnes 512 Baxter Lane Nashville, TN 37220	Bond Mortgage, LLC 318 Seaboard Lane Suite 310 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 16008000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dream House, LLC a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brock A Starnes and Hannah E. Starnes, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Broadwell Acres of record in Book 2663, page 118, Register's Office for said County, to which Plan reference is hereby made for a more complete.

Being the same property conveyed to Dream House, LLC a Tennessee limited liability company by Warranty Deed from Karen Hall Geny, as devisee under the Last Will and Testament of Mary Frances Hall, dated May 17, 2017 and recorded on May 19, 2017 of record in Instrument No. 20170519-0050138, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Robert C. Hall and wife, Mary Frances Hall by Warranty Deed from Gladys H. Frances, a widow, dated August 30, 1965 and recorded on August 31, 1965 of record in Book 3929, page 805, Register's Office for Davidson County, Tennessee. The said Robert C. Hall and Mary Frances Hall have since died, with Robert C. Hall predeceasing Mary Frances Hall. The Last Will and Testament of Mary Frances Hall of record in Docket No. 16P240, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised subject property to Karen Hall Geny.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 118, said Register's Office, which Plan shows a 100, foot minimum building setback line from Baxter Lane, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Grant of clearing rights to the United States of America, along the northerly rear portion of said lot, of record in Book 2301, page 325 and contained in the deed of record in Book 3026, page 171, said Register's Office.

This is improved property, known as 512 Baxter Lane, Nashivlle, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of December, 2017.

Dream House, LLC a Tennessee limited liability company
By:

Lee Turley, Member

Dream House, LLC a Tennessee limited liability company
By:

Jessica Turley, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Lee Turley and Jessica Turley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Members** (or other officer authorized to execute this instrument) of **Dream House, LLC a Tennessee limited liability company**, the within named bargainor, a limited liability company and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 20th day of December, 2017.

My Commission Expires

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $449,900.00.

Affiant

Sworn and subscribed before me this 20th day of December, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019