Bill Garrett Davidson County
Batch# 49229 DEEDWARR
01/19/2018 11:06:23 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20180119-0005798

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **AB Starks, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger D. Livingston and Karla J. Livingston, 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:**

Being Lot No. 15 on the John W. Hart's Addition to East Nashville, as of record in Book 57, page 129, Register's Office for said County, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to AB Starks by Quitclaim deed from Daphanie Scott, Kessie Carter Owens, Jamilia Randolph Battle, Cathy Randolph, Sulaiman Randolph, Samira Randolph Ali, Patrick A. Randolph, Sr., Pamela M. Lunsford, Cynthia Jones, David Randolph and Thedrick Hicks, dated October 5, 2017, of record in Instrument No. 20171010-0104085, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George S. Williams and wife, Dorothy W. Williams, by deed from Clarence D. Scalf and Lillian D. Almond, dated 1956, of record in Book 2538, page 460, Register's Office of Davidson County, Tennessee. The said George S. Williams and wife, Dorothy W. Williams having since died, were survived by children George R. Williams and Vivian Cox.

Being the same property conveyed to Gerald Randolph by Quitclaim Deed from George R. Williams and Vivian Cox, dated October 17, 1997, of record in Book 10650, page 195, Register's Office for Davidson County, Tennessee. The said Gerald Randolph having since died, survived by his heirs at law, George R. Williams, Vivian W. Cox, Jacqueline M. R. Brown, Michael Randolph, Cyndie Randolph, Todd Davis, Daphanie Scott, Kessie Carter Owens, Jamilia Randolph Battle, Cathy Randolph, Sulaiman Randolph, Samira Randolph Ali, Patrick A. Randolph, Sr., Pamela M. Lunsford, Cynthia Jones, David Randolph and Thedrick Hicks as evidenced by Affidavit of Inheritance for Real Estate of record as Instrument No. 20110404-0025819, Affidavit of Heirship of record as Instrument No. 20151106-0113493 as corrected and/ or amended in Instrument No. 20171010-0104084 and Instrument No. 20171010-0104085.

Further, an interest in the subject property was conveyed to AB Starks by Quitclaim Deed from George R. Williams, Vivian W. Cox, Jacqueline M.R. Brown, Michael Randolph, Cyndie Randolph, and Todd Davis, dated October 14, 2015, of record in Instrument No. 20151106-0113494, Register's Office for Davidson County, Tennessee.

AB Starks is married, however, AB Starks nor his spouse have lived at the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 725 Hart Avenue, Nashville, TN 37206.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 17th day of January, 2018.

AB Starks

State of Tennessee)
County of Davidson)

On this 17th day of January, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named AB Starks, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00.

Affiant

Sworn and subscribed before me on this the 17th day of January, 2018.

Notary Public

My Commission Expires: 11-3-20

DAVIDSON COUNTY TN
KEN BAYLESS
STATE OF TENNESSEE NOTARY PUBLIC

NEW OWNER:
Roger D. Livingston
2115 Yeaman Place Unit 408
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
NEW OWNER

TAX MAP-PARCEL #:
082-08-0-242.00