Bill Garrett Davidson County
Batch# 50263 DEEDWARR
01/23/2018 10:00:51 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180123-0006807

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179996

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018.

NOTARY PUBLIC

My commission expires: 01-02-2020

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
Jason Whitehouse and Jessica Whitehouse 1306 Maxey Lane, Nashville, TN 37216	Watermark Capital, Inc. 100 Spectrum Center Drive, Ste. 150 Irvine, CA 92618	072 07 0 224.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), 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, **BROCK A. STARNES AND HANNAH E. STARNES, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JASON WHITEHOUSE AND JESSICA WHITEHOUSE, 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:

A certain tract or parcel of land in the Eleventh (11th), formerly the Eighteenth (18th) Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 in the Subdivision of J.R. Henderson, and beginning on the Southerly margin of Maxey Lane at a point 163.6 feet Westerly from the Southwest corner of Maxey Lane and McKinney Avenue, at the corner of Lots 1 and 2 of said plan; thence Westerly along the Southerly margin of Maxey Lane 50 feet to a point the Northwest corner of the J.R. Henderson property; thence Southerly along the Western line of said property 200 feet to the Northwest corner of Lot 5 on said plan; thence Easterly along the North line of Lot Number 5, 50 feet to the corner of Lots 1 and 2; thence Northerly along the line between said Lots 196 feet to the beginning.

Being the same property conveyed to Brock A. Starnes and Hannah E. Starnes, husband and wife, by Warranty Deed from Kerry M. Bateman, dated 10/19/2012, recorded 2/24/2012, of record in Instrument #20121024-0097668, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

The address of the herein described property is believed to be 1306 Maxey Lane, Nashville, TN 37216, 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 2018 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 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 19th day of January, 2018.

BROCK A. STARNES

HANNAH E. STARNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Brock A. Starnes and wife, Hannah E. Starnes, 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 19th day of January, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

