This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kareem Blackston
2557 Jordan Ridge Drive
Nashville, TN 37218

SEND TAX BILL TO:
Highlands Residential Mortgage
12001 N Central Expressway
Ste 750
Dallas, TX 75243

Bill Garrett Davidson County
Batch# 80251 **DEEDWARR**
04/12/2018 02:14:50 PM 2 pgs
Fees: $13.00 Taxes: $969.40
20180412-0034542

MAP/PARCEL 058-09-0A-212.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobby J. Starkey, Jr. and Tikina K. Starkey, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Erika Blackston and Kareem Blackston, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7-Section 1, "A Cluster Lot Planned Unit Development" of record in Plat at Instrument No. 20070824-0101605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby J. Starkey, Jr. and Tikina K. Starkey, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20080606-0058393 Register's Office for Davidson County, Tennessee, dated June 05, 2008 and recorded on June 06, 2008.

This is improved property known as: **2557 Jordan Ridge Drive, Nashville, Tennessee 37218**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MW-KKd-18-2551

GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 10th day of April, 2018.

WITNESS MY HAND on this the 10th day of April, 2018

Bobby J. Starkey, Jr.

Tikina K. Starkey

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bobby J. Starkey, Jr. and Tikina K. Starkey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $262,000.00

AFFIANT

Subscribed and sworn to before me this the 10th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180226