Bill Garrett Davidson County
Batch# 107056 DEEDWARR
06/21/2018 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.13
20180621-0059822

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810481

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00. Charity Petty AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018. Carrie Ann Porter NOTARY PUBLIC My commission expires: CARRIE ANN PORTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. NOTARY PUBLIC Carrie Ann Porter My Commission Expires September 22, 2020 STATE OF TENNESSEE
THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069	

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Brannen	Same address as new owner	141 07 0B 174.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($274,900.00), 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, **JERALD JACK STARR, ADELE MARIA STARR AND LESLIE ANN STARR WHO CONVEY AS THE HERIS AT WILL OF MYLENA STARR AND LESLIE STARR (A/K/A LESLIE ANN STAR) AS EXECUTRIX OF THE ESTATE OF MYLENA STARR**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JUSTIN BRANNEN, A SINGLE PERSON**, hereinafter called the Grantee(s), his 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. 179 on the Plan of Somerset Farms, Section 4, a PUD, as of record in Book 9700, Page 658 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Mylena Starr, Unmarried by deed from Somerset Farms, a Tennessee Joint Venture, dated June 17, 1999 and recorded on June 21, 1999 in Book 11536, Page 199 in the Register's Office for Davidson County, Tennessee. Mylena Starr having died on February 19, 2018 leaving A Last Will and Testament of Mylena Starr found of record at Probate Number P9745, filed on May 1, 2018 in the Chancery Court of Williamson County, Tennessee. Said Will having devised the subject property to Jerald Starr (a/k/a Jerald Jack Starr), Adele Starr (a/k/a Adele Maria Starr) and Leslie Starr (a/k/a Leslie Ann Starr) who convey as the Heris at Will of Mylena Starr. Said Will having nominated Leslie Star (a/k/a Leslie Ann Starr) as Executrix, who was appointed as Executrix of the Estate of Mylena Starr by order of the Chancery Court of Williamson County dated May 1, 2018.

The address of the herein described property is believed to be 1012 Summerview Court, Nashville, TN 37221, 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of May, 2018.

Jerald Jack Starr by Leslie Ann Starr, attorney in fact

JERALD JACK STARR BY LESLIE ANN STARR, ATTORNEY-IN-FACT

Adele Starr by Arnold D. Verser Attorney in Fact

ADELE MARIA STARR BY ARNOLD D. VERSER, ATTORENY-IN-FACT

Leslie Ann Starr

LESLIE ANN STARR

Leslie Ann Starr

LESLIE ANN STARR, EXECUTRIX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Leslie Ann Starr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May, 2018.

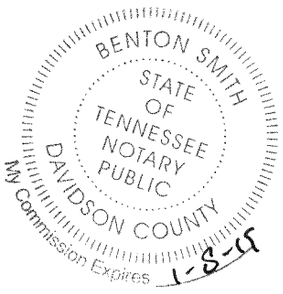
BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Leslie Ann Starr, Executrix for the Estate of Mylena Starr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May, 2018.



Notary Public

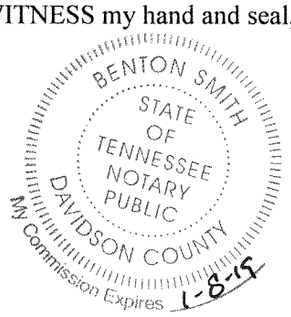
Benton Smith
Printed Notary Name

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Leslie Ann Starr, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Jerald Jack Starr and acknowledged that she executed the same as the free act and deed of said Jerald Jack Starr.

WITNESS my hand and seal, this the 31st day of May, 2018.



Notary Public

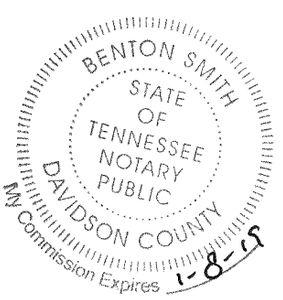
Benton Smith
Printed Notary Name

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Arnold D. Verser, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Adele Maria Starr and acknowledged that she executed the same as the free act and deed of said Adele Maria Starr.

WITNESS my hand and seal, this the 31st day of May, 2018.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **3/31/2020**

