WARRANTY DEED

Bill Garrett Davidson County
Batch# 123240 DEEDWARR
08/01/2018 09:17:30 AM 2 pgs
Fees: $13.00 Taxes: $751.10
20180801-0074879

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$203,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of July, 20 18

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lafonte Gregory	First Bank Mortgage ISAOA	043-15-0-297.00
218 Larkin Springs Road	318 Seaboard Lane Suite 205	
Madison, TN 37115	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lafonte Gregory, unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Cherel Starks Subdivision of record in Instrument Number 20160817-0085693, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property transferred to Terrell Starks divested from Estate & Heirs of: Dennis L. Joyner ET UX by Final Decree Confirming Sale on March 25, 2010, of record in Instrument Number 20100325-0022281, Register's Office for Davidson County, Tennessee. Default Judgment barring any claim of title to the property by Dennis L. Joyner, Sr., on January 15, 2014, of record in Instrument Number 20140219-0014222, Register's Office for Davidson County, Tennessee

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the years 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20160817-0085693, Register's Office for Davidson County, Tennessee.
- Final Order to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20000519-0050275, Register's Office for Davidson County, Tennessee.

This is improved property known as: **218 Larkin Springs Road, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 26, 2018.

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 26, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.