WARRANTY DEED

Karen Johnson Davidson County
Batch# 217453 DEEDWARR
04/15/2019 08:46:59 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190415-0033850

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$220,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of April, 2019

Notary Public

My Commission expires: 11-21-22

(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:
Marvin Butler	Bancorp South Bank	06302001400
1444 Mohawk Trail	P.O. Box 3356	
Madison, TN 37115	Tupelo, MS 38803	

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 LEE STARKS**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Marvin Butler, an unmarried man and Sonja Gant, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Number seventy-six (76) on the Map of Nawakwa Hills, Powwow Addition, Section Number three (3) as per survey and plan made by Erle Drake, County Surveyor, Davidson County, Tennessee, January 17, 1935 and recorded in Book 974, Page 25, Register's Office of Davidson County, Tennessee, to which plan reference is here made for as complete and accurate description as if fully copied herein.

Being the same property conveyed to Ben Adams and wife, Anna Mary Adams from Ben G. King and Sister Evelyn Christine King by Deed on January 18, 1938, of record in Book 1046, Page 342, Davidson County, Tennessee. Report of Sale, File No. 14-305-III and Final Decree Confirming Sale on June 17, 2015, Divesting the Estate & Heirs of Anna Mary Adams and vesting into the purchaser Terrell Lee Starks of record in Instrument Number 20160218-0015446, Register's Office for Davidson County, Tennessee. Further evidence by Default Judgment, Case No. 16-865-III, Brenda Romines a/k/a Joyce Romines, of record in Instrument Number 20170125-0008250, Register's Office for Davidson County, Tennessee. Default Judgment, Case No. 16-865-III, Dawn Marie Adams, of record in Instrument Number 20170125-0008251, Register's Office for Davidson County, Tennessee. Default Judgment, Case No. 16-865-III, Anna Mary Adams, of record in Instrument Number 20170125-0008252, Register's Office for Davidson County, Tennessee. Default Judgment, Case No. 16-865-III, Lucille Adams Dillon Still, of record in Instrument Number 20170125-0008253, Register's Office for Davidson County, Tennessee. Default Judgment, Case No. 16-865-III, Joann Jackson, of record in Instrument Number 20170125-0008254, Register's Office for Davidson County, Tennessee. Default Judgment, Case No. 16-865-III, Ben Adams, of record in Instrument Number 20170125-0008255, Register's Office for Davidson County, Tennessee. Default Judgment, Case No. 16-865-III, Martha Edison, of record in Instrument Number 20170125-0008256, 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 year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1444 Mohawk Trail, 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.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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 April 12, 2019.

Terrell Lee Starks

STATE OF TENNESSEE
COUNTY OF Dawson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **TERRELL LEE 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 April 12, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY