Karen Johnson Davidson County Batch# 314786 **DEEDWARR** 11/13/2019 09:25:07 AM 2 pgs Fees: $13.00 Taxes: $1,443.00 20191113-0116831	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $390,000.00 Affiant Subscribed and sworn to before me, this the 8th day of November, 2019. Notary Public My Commission Expires: 5/9/23 (AFFIX SEAL)

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Kyle Werner and Rachel Werner	CapStar Bank	072-15-0Z-001.00 CO
1615 A Branch Street	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37216	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel Lee Starnes and Catherine Parrish Simpson Starnes, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle Werner and Rachel Werner, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1615A, 1615 Branch Street Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160328-0029101, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Daniel Lee Starnes and Catherine Parrish Simpson Starnes, husband and wife, by Warranty Deed from Daniel R. Green, a married man, dated 4/7/17 and recorded 4/11/17 in Instrument Number 20170411-0035239, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 1615 A Branch Street, Nashville, TN 37216.

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 said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 7 day of November, 2019.

Daniel Lee Starnes

Catherine Parrish Simpson Starnes

STATE OF Tennessee

COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Lee Starnes and Catherine Parrish Simpson Starnes with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Crossville (city), Tennessee (state), this 7th of November, 2019.

Elizabeth J. Simpson
Notary Public

My Commission Expires: 05/10/2020

(SEAL)

ELIZABETH J. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY