This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 317082 DEEDWARR
11/18/2019 02:56:36 PM 2 pgs
Fees: $13.00 Taxes: $739.63
20191118-0118845

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| William A. Brown, III<br>132 Kingston St.<br>Nashville, TN 37207 | CapStar Bank<br>2002 Richard Jones Rd, Ste 300A<br>Nashville, TN 37215 | 034130-11800 |

**THIS INDENTURE,** made this 15th day of November, 2019 between

**Terrell Lee Starks**

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

**William A. Brown, III, an unmarried man**

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**Land in Davidson County, Tennessee being Lot No. 40, Block "B", on the map of Eastlawn Subdivision, of record in Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 40 fronts 50 feet on the Northerly side of Florence Avenue and runs back 149 feet on the East side and 169.7 feet on the West side to a line in the rear measuring 54.10 feet thereon.**

**This being the same property Decreed to Terrell Lee Starks by Final Decree Confirming Delinquent Tax Sale, Case No. 15-282-IV, Davidson County Chancery Court, Tennessee from The Clerk and Master of Chancery Court for Davidson County, Tennessee of record in 20160218-0015448 and further vested in Terrell Lee Starks by Default Judgment in Quite Title Action, Case No. 17-285-IV, Chancery Court for Davidson County, Tennessee of record in Instrument Numbers 20180604-0052667 and 20181115-0112478, Register's Office for Davidson County, Tennessee.**

This is ( X ) improved ( ) unimproved property known as: 1405 Florence Avenue, Nashville, TN 37115.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

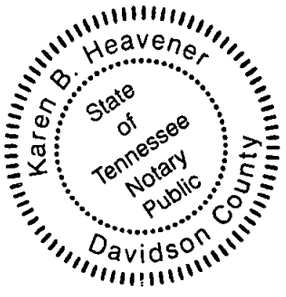
Terrell Lee Starks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terrell Lee Starks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 15th day of November, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23




STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $199,900.00.

Affiant

Sworn to and subscribed before me, this 15th day of November, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

