WARRANTY DEED

Karen Johnson Davidson County
Batch# 353336 DEEDWARR
02/04/2020 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20200204-0012997

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HJL Properties, GP	HJL Properties, GP	
(NAME)	(NAME)	
PO BOX 140510	PO BOX 140510	08416010700
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We William Roy Startup Jr. and Donald J. Startup and James Edward Startup and Susan Kay Startup Dill, Devisees under the Last Will and Testament of Rebecca Smith Startup, as evidence in Probate No. 19P328, in Davidson County, Tennessee, and William Roy Startup, Jr. as Executor of the Estate of Rebecca Smith Startup**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **HJL Properties, GP,** hereinafter called the GRANTEE(S), his/her/their 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 Lots No. 33 and 34 on the Map of Donelson Park Place, as of record in Book 547, Page 73 , Register's Office for said County,

Said Lots Nos. 33 and 34 front together 100 feet on the northerly side of Park Drive, and run back between parallel lines 199.5 feet to a dead line.

Being the same property conveyed to William R. Startup, Sr. and wife, Rebecca Smith Startup by Warranty Deed from Lamarah Beckett, dated 09/17/1965, of record in Book 3936, Page 934, Register's Office for Davidson County, Tennessee.

The said William R. Startup Sr. Died on 03/17/2014 leaving the said Rebecca Smith Startup as the sole surviving tenant by the entirety.

The said Rebecca Smith Startup died testate on 01/05/2019, devising subject property to William Roy Startup Jr, Donald J. Startup, James Edward Startup and Susan Kay Startup, as evidenced in File No. 19P328, Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 547, Page 73, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 676, Page 1, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2506 Park Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of February, 2020.

William Roy Startup Jr.

William Roy Startup, Jr., Executor

Donald J. Startup

James Edward Startup

Susan Kay Startup Dill

State of Georgia
County of Bartow

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Donald J. Startup, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of ~~February~~ January, 2020.

Notary Public:
My Commission Expires: 01-30-22

APRIL S HARBIN NOTARY PUBLIC BARTOW COUNTY EXPIRES GEORGIA 01-30-2022

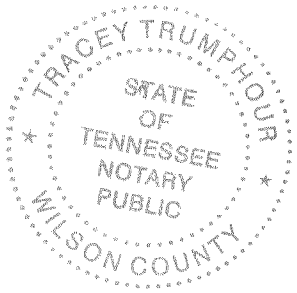
State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Roy Startup Jr., James Edward Startup, and Susan Kay Startup,*the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

*Dill

Witness my hand and Official seal this 3rd day of February, 2020.

Notary Public:
My Commission Expires: 3.17.21

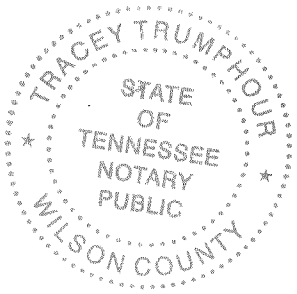


State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Roy Startup, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged to be the Executor of the Estate of Rebecca Smith Startup the within named bargainer, an executor, and that, William Roy Startup, Jr. as such executor, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of William Roy Startup, Jr. as the executor of the Estate of Rebecca Smith Startup.

Witness my hand and Official seal this 3rd day of February, 2020.

Notary Public:
My Commission Expires: 3.17.21



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am 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.

Kimie Perry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimie Perry the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 2/1/23

