Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 424944 DEEDWARR
06/24/2020 11:43:36 AM 2 pgs
Fees: $13.00 Taxes: $1,757.13

20200624-0068121

MICHELE MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 1/10/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rhonda Gardner, and Fred H. Gray Jr.	Supreme Lending	01100009100
(NAME)	(NAME) 14801 Quorum Drive	
2997 Greer Road		
(ADDRESS)	(ADDRESS) Suite 300	
Goodlettsville, TN 37072	Dallas TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201361

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Jason Scott Starling and Sabra Lane Starling** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rhonda Gardner, an unmarried woman and Fred H. Gray Jr., an unmarried man, Joint Tenants**, 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. :

Certain real property situated in the 3rd Councilmanic District of Davidson County, Tennessee, described as Tract No. 2 on an unrecorded survey dated June 28, 2004, by Tommy E. Walker, R.L.S. No. 1465, as follows, to-wit:

BEGINNING at an iron pin in the southerly margin of Greer Road, said pin being the most northeasterly corner of the herein described tract and a common corner to Lena Tate Thompson (Instrument No. 20000718-0070657 RODCT}; thence now leaving said margin with the west line of said Thompson, S 12 deg. 31 min. 52 sec. W, 261.66 feet to an iron pin at a post; thence, S 87 deg. 58 min. 27 sec. E 258.44 feet to an iron pin at a corner post in the west line of Byron J. Thrasher, et us, (DB 4910, pg 554, RODCT}; thence with said Thrasher's west line, S 41 deg. 27 min. 59 sec. W 1258.04 feet to a corner post in the north line of Gary F. Hahn {DB 7360, pg 296, RODCT); thence with the same N 85 deg. 48 min. 09 sec. W, 199.86 feet to an iron pin, said pin being a common corner to Ellis H. Weaks, et ux (DB 4236 pg 413, RODCT}; thence, North 31 deg. 33 min. 00 sec. E, 1111.93 feet to an iron pin at a white oak; thence, S 86 deg. 55 min. 01 sec. E, 141.87 feet to an iron pin; thence 12 deg. 31 min. 52 sec. E, 272.63 feet to an iron pin in the southerly margin of said Greer Road, said pin being a common corner to tract 1 of said Lemley property; thence with said margin and a curve to the right having a radius of 248.41 feet for a curve distance of 50.16 feet to the point of beginning, containing 7.625 acres, more or less.

BEING the same property conveyed to Jason Scott Starling and wife, Sabra Lane Starling by Warranty Deed from Kenneth D. Breedlove and Kimberly L. Breedlove dated December 30, 2005 and filed of record in Instrument No. 20060104-0001196, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2997 Greer Road, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of June, 2020

Jason Scott Starling

Sabra Lane Starling

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jason Scott Starling and Sabra Lane Starling, 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, at office, this 19th of June, 2020.

Notary Public
My Commission Expires: 3-2-2021



My Comm. Expires