WARRANTY DEED

Karen Johnson Davidson County
Batch# 453739 **DEEDWARR**
08/10/2020 12:41:43 PM 2 pgs
Fees: $13.00 Taxes: $277.50

20200810-0088753

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$75,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2020

AEWalston
Notary Public

MY COMMISSION EXPIRES: 3-2-2021
(AFFIX SEAL)

Please return →

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).:
Marvin Peraza and Maria Lara	Marvin Peraza and Maria Lara	01812004500
(NAME)	(NAME)	
315 Fannin Drive	P.O. Box 598	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Greenbrier, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202169

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, **Frank Starling and Linda Starling, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Marvin Peraza and Maria Lara, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 39 on the Revised Plan of Mansker Heights, Section 2, as shown on plat of record in Book 3106, page 43, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Frank Starling and Linda Starling by Cash Deed from Secretary of Housing dated August 19, 2011 and filed of record in 20110823-0065084, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 315 Fannin Drive, 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 7th day of August, 2020

Frank Starling by [signature] AIF
Frank Starling, by Jason Scott Starling, as attorney-in-fact

Linda Starling by [signature] AIF
Linda Starling, by Jason Scott Starling, as attorney-in-fact

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Jason Scott Starling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Frank Starling, and who acknowledged that he/she executed the same as the free act and deed of Jason Scott Starling.

Witness my hand, at office, this 7th of August, 2020.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF Tennessee)
County OF Sumner)

Before me personally appeared Jason Scott Starling, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Starling, and who acknowledged that he/she executed the same as the free act and deed of Jason Scott Starling.

Witness my hand, at office, this 7th of August, 2020.

AEWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires