WARRANTY DEED	Karen Johnson Davidson County Batch# 456521 DEEDWARR 08/13/2020 11:42:25 AM 3 pgs Fees: $18.00 Taxes: $758.50 20200813-0090787

Address New Owners as:	Tax Bill To:	Map / Parcel
ARVM 5, LLC 5001 Plaza On the Lake Suite 200 Austin, TX 78746	ARVM 5, LLC 5001 Plaza On the Lake Suite 200 Austin, TX 78746	034130/119.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the **Terrell Lee Starks, a single person,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **ARVM 5, LLC** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 39, Block "B", on the map of Eastlawn Subdivision, of record in Book 547, Page 153 and 154, Register's office for Davidson County, Tennessee

Being the same property Decreed to Terrell Lee Starks by Final Decree Confirming Delinquent Tax Sale from The Clerk and Master of Chancery Court for Davidson County, Tennessee, of record in Instrument Number 20170306-0021970 and Certified Copy of Chancery Court for Davidson County, Tennessee, Order Recorded in Instrument Number 20191101-0112632, Register of Deeds Office for Davidson County, Tennessee.

This is unimproved property known as 1401 Florence Avenue, Madison, TN 37115.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable. Map & Parcel: 03413011900.
2. Restrictive Covenants recorded in Book 736, Page 164, Book 737, Page 333, Book 834, Page 638, Book 840, Page 535, Book 939, Page 634,& Book 1905, Page 319, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of record in Plat Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, and any amendments thereto said plan.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me this 5th day of August, 2020.

Notary Public

My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 03, 2021

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of August, 2020.

Terrell Lee Starks

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Terrell Lee Starks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 7th day of August, 2020.

My Commission Expires: 05/31/2021

Notary Public

