File 34486-8

Box 14

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF CHEATHAM} The actual consideration or value, whichever is greater for this transfer is $290,000. Affiant Subscribed and sworn to before me This 26 day of April 2021. Notary Public My Commission Expires:

BRIAN C. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Emilee Mitchell 2000 Lombardia Lane Madison TN 37115	Movement Mortgage LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	043140B03200CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

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, **Terrell Starks**, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Emilee Mitchell, an unmarried** woman (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN being Lot No. 45 on the Plan of Final Plat of the Lanier Park Phase One, a Planned Unit Development of record in Plat at Instrument No. 20021022-0129511, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Terrell Starks by Quitclaim deed from G. Co. Investments, LLC of record in Instrument No. 20161209-0129550 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on December 09, 2016.

Also, Being a portion of the same property conveyed to Terrell Lee Starks by Default judgement against Byron Israel Virula, Case No. 18-986-I, of record in Instrument No. 20190306-0020457 Register's Office for Davidson County, Tennessee.

This is improved property known as 2000 Lombardia Lane, Madison TN 37115.

This is the same legal description as on the previous deed.

Karen Johnson Davidson County
Batch# 623782 **DEEDWARR**
04/28/2021 09:20:39 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20210428-0056458

This conveyance is subject to the following:

1. Taxes for the year 2021, a lien not yet due and payable.
2. Subject to all matters on the Plan of record as Instrument Number 20021022-0129511.
3. Terms, provisions, covenants, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200220619-0074290, amended in Instrument 20070813-0096820, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition, or restriction is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. By-Laws of Lanier Park Homeowners Association, Inc. of record in Instrument Number 20060615-0071685, in the Register's Office for Davidson County, Tennessee.
5. Charter for Lanier Park Homeowners Association, Inc. of record in Instrument Number 20060615-0071684, in the Register's Office for Davidson County, Tennessee.
6. Easement for Storm Water Detention Agreement of record in Instrument Number 20020307-0028887, in the Register's Office for Davidson County, Tennessee.
7. Grant Easement of record in Instrument Number 20170206-0012424, in the Register's Office for Davidson County, Tennessee.
8. Grant of Easement by and between Comcast of Nashville, I, LLC and Lanier Park HOA, Inc, of record in Instrument No. 20170206-0012424, Register's Office for Davidson County, Tennessee.
9. Affordable Housing Resources, Inc., Affordability Restriction Agreement and Right of First Refusal of record in Instrument Number 20070713-0083519 and Scrivener's Affidavit recorded in Instrument No. 20090416-0034798 and Instrument No. 20090401-0029480, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs 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, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of April 2021.

Terrell Starks

STATE OF TENNESSEE}
COUNTY OF ~~CHEATHAM}~~ Davidson

Before me, the undersigned of the state and county mentioned, personally appeared Terrell 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 26th day of April 2021.

Notary Public

My Commission Expires: 7/9/24

BRIAN C. JAMES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY