WARRANTY DEED

Karen Johnson Davidson County
Batch# 862110 DEEDWARR
05/25/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220525-0060357

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

TORI COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph R. Starnes	Synovus Bank	180040A10900
(NAME) 3325 Hickory Run	(NAME) 800 Shades Creek Parkway	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham, AL 35209	
(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, I/we **Dennis R. Falconberry and Glynda H. Falconberry,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph R. Starnes and Lauren S. Starnes, husband and wife,** 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 Lot No. 30 on the Plan of Highland Creek, Section Two, a Planned Unit Development, of record in Instrument No. 20030424-0055118, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Dennis R. Falconberry and wife Glynda H. Falconberry by Warranty Deed dated 12/12/2005 from Classic Homes BOS, LP of record in Instrument 200512140150047, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat at Book 5210, Page 21, Plat at Book 5210, Page 258, and Plat at Instrument 200304240055118, (2) Restrictive Covenants and Declaration of Easement of the Dean Freetly Property of record in Book 5266, Page 40, (3) Declaration of Restrictive Covenants of record in Book 11568, Page 311, as amended of record in Instrument 200004130037474, (4) By-Laws of record in Book 11568, Page 301, (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 10316, Page 569, (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 10419, Page 470, (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 10419, Page 504, (8) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 10419, Page 516, (9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 10569, Page 732, (10) Stormwater Detention Agreement Easement of record in Book 11338, Page 738, and (11) Easement Agreement of record in Instrument 200006220062243, said Register's Office.

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 ☒ 3325 Hickory Run, Nashville, TN 37211

(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 17th day of May, 2022.

Dennis R. Falconberry

Glynda H. Falconberry

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis R. Falconberry and Glynda H. Falconberry, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of May, 2022.

Notary Public:
My Commission Expires: 3/7/2023

John M. Wells
State of Tennessee Notary Public
Davidson County

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19, 2022.

Tori Cole
Affiant Signature

Date: 5/19/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this May 19, 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

