Karen Johnson Davidson County
Batch# 918172 DEEDWARR
09/19/2022 08:55:38 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220919-0103820

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $319,000.00 Affiant Subscribed and sworn to before me This 14 day of September 2022. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
BNTR SFR Owner LLC 997 Morrison Dr., Suite 402, Charleston, SC 29403	**New Owner**	**043 14 0B 028.00**

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 had paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledge, **Terrell Lee Starks,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BNTR SFR Owner LLC**, a Delaware Limited Liability Company, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee. Being Lot No. 28 on the Final plat of Lanier Park, Phase One, a Planned Unit development, as of record in Instrument No. 20021022-0129511, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Terrell Starks, by Default Judgement, of record in Instrument No. 20190306-0020457, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 2316 Franco Road, Madison, Tennessee 37115.

This is the same legal description found in the last deed of record.

This Conveyance is subject to the following:

1. Taxes for the year 2022 and subsequent years, being liens not yet due and payable.
2. Restrictions of record in Instrument No. 20020619-0074290, Instrument No. 20070813-0096820, Instrument No. 20080804-0079771, Instrument No. 20080109-0002848, Instrument No. 20211230-0171596, said Register's Office.
3. By Laws of record in Instrument No. 20060615-0071685, said Register's Office.
4. Stormwater Detention Agreement of record in Instrument No. 20020307-0028887, said Register's Office.
5. Subject to all matters as shown on plat of record in Instrument No. 20021022-0129511, said Register's Office.
6. Charter of Lanier Park HOA of record in Instrument No. 20060615-0071684 and Instrument No. 20080122-0006534, said Register's Office.

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 its assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have 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, its successors and its assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 14 day of September 2022.

Grantor:

Terrell Lee Starks

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 14 day of September, in the year 2022, before me the undersigned, personally appeared Terrell Lee Starks, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 14 day of September, 2022.

William Altus Pryor
Notary Public

My Commission Expires:_____

