WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/02 11:43 2pgs
Fees:13.00 Taxes:282.27

20021007-0121885

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,289.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY FRANCES RUDD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathew G. Wilson	Mathew G. Wilson	103-16-C
(NAME) 4225 Harding Road, Unit 102	(NAME) 4225 Harding Rd. 102	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Ginny J. Underwood HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew G. Wilson, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 102 on the Plan of Wellington Arms, as of record in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ginny J. Underwood and husband, James Edward Underwood of record in Book 7226, Page 866, Register's Office for Davidson County, Tennessee. Further conveyed to Ginny J. Underwood from James Edward Underwood, Jr. of record in Book 7801, Page 969, said Register's Office, according with the terms and conditions of the Divorce Decree and Marital Dissolution Agreement Civil Action No. 88D-2254, in the Fourth Circuit Court of Davidson County, Tennessee. The said Ginny J. Underwood has since married. She is now Ginny J. Staggs.

Bradley Staggs joins in this conveyance to convey any and all marital rights in said property.

unimproved ☐

This is improved ☒ property, known as 4225 Harding Rd. 102, Nashville, TN 37205

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my/our hand(s) this 30th day of September, 2002.

Ginny Underwood Staggs

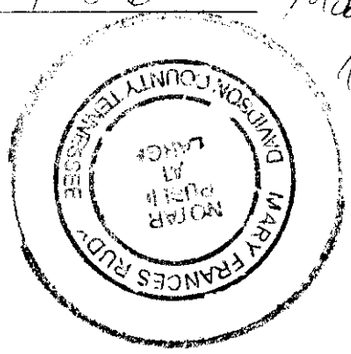
Bradley Staggs

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ginny J. Underwood Staggs and Bradley Staggs the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/30/2002

My Commission Expire: 7-29-06
Notary Public



File Number: 12209092
RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027