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JLK

WARRANTY DEED

SHANDRA REECE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

State of Tennessee)
County of Davidson)

04-07-028-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of July, 2004

Notary Public

My Commission Expires: 9-30-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
M. KIMBERLY STAGG AND MICHAEL K. STAGG	" NEW OWNER "	145-6
(NAME) 5840 Fredericksburg	(NAME)	023.00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **TOMMY R. BURKS AND WIFE, KATHY P. BURKS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **M. KIMBERLY STAGG AND HUSBAND, MICHAEL K. STAGG**, hereinafter called the Grantee(s), their heirs and 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. 18, on the Plan of Laurel Ridge, Section 2, of record in Book 3600, Page 8, 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 TOMMY R. BURKS AND WIFE, KATHY P. BURKS, by Deed from MARTIN D. DAVIS AND WIFE, KATHERINE E. DAVIS, of record in Book 10181, Page 268, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of KATHRYN M. BURKS pursuant to Power of Attorney executed by same on the 28th day of July, 2004, and being filed for record in Instrument No. 20040803-0092615, and being recorded simultaneously herewith.

THE said Kathy P. Burks and Kathryn M. Burks are one and the same person.

Davidson County DEEDWARR
Recvd: 08/03/04 10:07 2pgs
Fees:13.00 Taxes:1899.95

20040803-0092616

BEING unimproved ☐
Improved ☒ property known as: 5840 Fredericksburg, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, their hands, this 30th day of July, 2004.

KATHYRN M. BURKS

By: _____
Tommy R. Burks, Attorney-in-Fact

_____
TOMMY R. BURKS

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 **TOMMY R. BURKS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

On this 30th day of July, 2004, before me personally appeared **TOMMY R. BURKS**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **KATHRYN M. BURKS**, and acknowledged that he executed the same as the free act and deed of the said KATHRYN M. BURKS.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.