WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Robert S. Valet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Davidson County DEEDWARR
Recvd: 04/21/05 14:05 2 pgs
Fees:13.00 Taxes:468.05
20050421-0044604

THIS INSTRUMENT WAS PREPARED BY
PREMIER ESCROW, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Valet and Amy S. Black	SunTrust Mortgage	Map 131-05-B
(NAME) 433 Summit Ridge Place	(NAME) 201 4th Ave No 7th fl	Parcel 433.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37219	
(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, **WILLIAM B. STAGGS JR. AND WIFE, JUDITH A. STAGGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. VALET AND AMY S. BLACK, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 433, together with the appurtenant interest in the common elements of Four Seasons Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6841, page 349, amended in Book 6847, page 122, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. Part of Tract I on the Plan of Clark Gower Property, of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to William B. Staggs, Jr. and wife, Judith A. Staggs by deed from Kaylon B. Tran and husband, Kenneth V. Tran, dated May 24, 2002, of record in Instrument No. 20020531-0066054, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5050, page 30, said Register's Office; and (c) Charter of record in Book 6855, page 917, amended in Book 8176, page 697; (d) Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, said Register's Office; and (e) Easements of record in Book 5158, page 847-851, Book 5271, page 430, Book 6869, page 157, Book 7776, page 899, and Instrument No. 20010912-0099679, all in said Register's Office.

unimproved ☒

This is improved ☐ property, known as 433 Summit Ridge Place, Nashville, TN 37215

(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 our hands this 13th day of April, 2005.

William B. Staggs Jr.

Judith A. Staggs

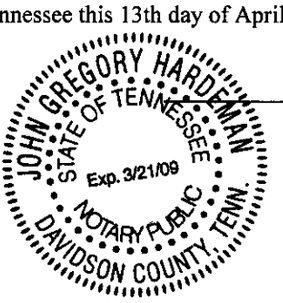
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Staggs Jr. and wife, Judith A. Staggs , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of April, 2005.

Commission expires:



Notary Public