Davidson County DEEDWARR
Recvd: 09/06/07 11:04 2 pgs
Fees:13.00 Taxes:638.25

20070906-0106992

Jessica Talbott
State of Tennessee Notary Public
Davidson Co.

WARRANTY DEED

ET-07-0454

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Staggs	same	
610 Netherlands Drive (ADDRESS)	same (NAME) (ADDRESS)	75-11-82
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	same (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JEFFREY H. FITZGERALD AND WIFE, CONNIE FITZGERALD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY STAGGS AND WIFE, ANGELA STAGGS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 387, HIGHLANDS OF TULIP GROVE, SECTION 3, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey H. Fitzgerald and wife, Connie Fitzgerald by Warranty Deed from Robert Donald Schoenbachler and wife, Norma G. Schoenbachler, recorded on the 26th day of October, 1993 in Book 9126, Page 212 in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 4675, page 140; Book 4793, page 157; Book 4849, page 767; Book 5028, page 357; Book 6017, page 179; Book 5545, page 321; Book 5020, page 58; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 610 Netherlands Drive, Hermitage, Tennessee 37076
(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), their heirs and 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), 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 31st day of August, 2007.

Jeffrey H. Fitzgerald

Connie Fitzgerald

STATE OF Tennessee
COUNTY OF Wilson

On this the 31st day of August, 2007, before me personally appeared Jeffrey H. Fitzgerald and wife, Connie Fitzgerald to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2007.

Beverly J. Heatherly

Notary Public



My Commission Expires: 09-16-07

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520