File No. 270800426

WARRANTY DEED

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Jessa Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2007.

Jessica Talbott
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/06/07 11:05 2 pgs
Fees:13.00 Taxes:625.30
20070906-0106994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laquisha Ezell	Regions Bank d/b/a Regions Mortgage	062-02-0B-061.00 CO
(NAME) 2877 Paddle Wheel Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , Jeffery A. Staggs and wife, Angela Staggs, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laquisha Ezell, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 224, Final Plat Abbington Park Phase One Section Two, as shown on plat of record in Instrument 200309220139712 and 200310060146904, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to JEFFERY A. STAGGS AND WIFE, ANGELA STAGGS by deed from REMONDA ABDELSHAHID, AN UNMARRIED WOMAN AND ASHRAF IBRAHIM, AN UNMARRIED MAN of record in Instrument 200504210044701 on 04/19/2005 and filed for record on 04/21/2005, Register's Office for said County.

Subject to all matters as set forth per Plat of record in instrument number 200309220139712 and instrument number200310060146904, Register's Office of said County.

Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in instrument no. 200302130020075 and instrument no. 200404010036606, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Restrictive Covenants of record in instrument no. 200302130020075 and in instrument no. 200404010036606, Register's Office of said County.

Easement(s) as shown of record in instrument no. 200301090004246 and instrument no. 200402040013719, Register's Office for DAVIDSON County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property. known as 2877 Paddle Wheel Drive, Nashville, TN 37214
(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), 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), 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 hands this 31st day of August, 2007.

Jeffery A. Staggs

Angela Staggs

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeffery A. Staggs and wife, Angela Staggs the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 8/16/09

Notary Public

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 270800426

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122