File No. 271000217

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/07 09:58 2 pgs
Fees:13.00 Taxes:2220.00
20071108-0131813

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN EXP. 3/21/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Staggs Jr.	Same	Map 105-13-0
(NAME)	(NAME)	
100 Oxton Hill Lane		Parcel 411.00 & 412.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Waverly Vaulx Partnership, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William B. Staggs Jr., and wife, Judith A. Staggs,** 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:

Being All of Lot Nos. 1, 2, 3 and 4, Final Plat of Waverly Vaulx Subdivision, as shown on plat of record in Instrument 20070918-0111451, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Waverly Vaulx Partnership LLC, by Quitclaim Deed from Vincent P. Messina, dated June 25, 2007 and filed of record in Instrument 20070705-0079903, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Vincent Messina, by Warranty Deed dated October 31, 2006 and filed of record in Instrument No. 20061114-0141036, and by Warranty Deed dated September 6, 2006 and filed of record in Instrument No. 20060913-0113248, said Register's Office.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Sewer line Easement(s) as shown of record in Book 11701 Page 822, said Register's Office; Subject to any and all matters as set forth per Plat 20070918-0111451; all in the Register's Office for Davidson County, Tennessee.

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 2306 9th Avenue; 2306, 2308 & 2310 Vaulx Avenue, Nashville, TN 37204
(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 successors and or our assigns, 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 7th day of November, 2007.

Waverly Vaulx Partnership, LLC

By: _____
Adam Leibowitz, Organizer/Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Adam Leibowitz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Organizer/Member, of Waverly Vaulx Partnership, LLC, the within named bargainor, a limited liability company, and that he as such Organizer/Member, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Organizer/Member.

Witness my hand at office this 7th day of November, 2007.

Commission expires: June 22, 2009

_____ _____
Linda V Jones Notary Public

File Number: 271000217

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds