# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,200.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

REBECCA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires November 22, 2010

B-CR-08-366

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jessica I. St. Clair and Jeremy S. Shand** | Citylife Lending Group LLC (NAME) | |
| 366 Binkley Drive (ADDRESS) | 9480 Stagecoach Circle (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Frederick, MD 21701-4747 (CITY) (STATE) (ZIP) | 147-1-103 |

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 HENRY K. STAGGS , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA I. ST. CLAIR, A MARRIED PERSON JEREMY S. SHAND, A MARRIED PERSON (AS TENANTS BY THE ENTIRETY), 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 462, CALDWELL HALL, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 148, AMENDED IN BOOK 3282, PAGE 358, 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 HENRY K. STAGGS BY WARRANTY DEED FROM LEE COMPTON CAMP AND WIFE, LAURA BRUMFIELD CAMP RECORDED OCTOBER 10, 2005 IN INSTRUMENT NO. 20051010-0122214, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2900, PAGE(S) 148, AMENDED IN BOOK 3282, PAGE 358 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

HENRY K. STAGGS IS MARRIED TO ANDREA STAGGS. ANDREA STAGGS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

unimproved ( )
This is improved ( X ) property, known as 366 Binkley Drive, Nashville, Tennessee 37211
(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.

Davidson County DEEDWARR
Recvd: 02/22/08 10:20 2 pgs
Fees:13.00 Taxes:814.74
20080222-0017408

Witness my/our hand(s) this 20th day of February, 2008.

Henry K. Staggs

Andrea Staggs

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 20th day of February, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)




**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903