WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/08 12:35 2 pgs
Fees:13.00 Taxes:351.13
20080822-0086577

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER 94,900.00

Janet L. McAllister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **15th of August, 2008**

Maxine J. Rucker
Notary Public

MY COMMISSION EXPIRES: March 10, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
LOGOS TITLE & ESCROW, LLC
209 10th Ave. South, Suite 301A
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda L. Staggs	SunTrust Mortgage, Inc.	MAP 86-1 PARCEL 4
(NAME) 6006 Panama Drive	(NAME) 700 East Hill Avenue	
(ADDRESS) Hermitage, TN, 37076	(ADDRESS) Knoxville, TN 37915	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Jeremy W. Bruce and wife, Sarah Bruce and Robert W. Bruce, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda L. Staggs, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Dodson Heights, as of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 60.0 feet on the westerly side of Panama Drive and extends back between lines, 142.3 feet on the northerly line and 143.6 feet on the southerly line, to a dead line in the rear measuring 60.0 feet thereon.

Being the same property conveyed to JEREMY W. BRUCE AND ROBERT W. BRUCE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from RUTH H. CHAPMAN, MARRIED, of record as Instrument No. 20040512-0054325, dated May 4, 2004, said Register's Office. Sarah Bruce joins in this conveyance for the purpose of conveying all her rights, title and interest in and to said property which she may have marital or otherwise.

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.

This is improved property known as: 6006 Panama Drive, Hermitage, TN 37076

Witness my/our hand(s) this 15th day of August, 2008.

Jeremy W. Bruce, Seller

Sarah Bruce, Seller

Robert W. Bruce, Seller

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 Jeremy W. Bruce, Sarah Bruce and Robert W. Bruce, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this **15th day of August, 2008.**

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Title & Escrow, LLC
209 10th Ave. South, Suite 301A
Nashville, TN 37203

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: MAR 10 2012

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE