BILL GARRETT, Davidson County
Trans:T20090023793 DEEDWARR
Recvd: 04/09/09 13:35 2 pgs
Fees:13.00 Taxes:373.70
20090409-0032498

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Tiffeney D. Edmondson 324 Singer Drive Madison, Tennessee 37115	SEND TAX BILLS TO: PrimeLending, a PlainsCapital Co. 18111 Preston Rd., Ste. 900 Dallas, TX 75252	MAP-PARCEL NUMBERS: ~~99F-H-5.00~~ 043 06 007100

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

KIMBERLY STAGGS, as Trustee of the 324 Singer Drive Land Trust

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

TIFFENEY D. EDMONDSON

HEREINAFTER called the GRANTEE, his 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. 2 on the Plan of Madison Park, Section 1, of record in Plat Book 3106, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Kimberly Staggs, as Trustee of the 324 Singer Drive Land Trust, by warranty deed from Sharon Andrews and Stephen Andrews, husband and wife, of record in Instrument No. 20090316-0023356 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **324 Singer Drive, Madison, Tennessee 37115.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 31st day of March, 2009

Kimberly Staggs as trustee
KIMBERLY STAGGS, as Trustee
Of the 324 Singer Drive Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **KIMBERLY STAGGS, as Trustee, with the full authority to sell and convey,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 31st day of March 2009.

NOTARY PUBLIC
My Commission Expires: 10-23-12

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $101,000.00.

AFFIANT

Sworn to and subscribed to before me this 31st day of March, 2009.

NOTARY PUBLIC
My Commission Expires: 10-23-12

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY