WARRANTY DEED

ZANA C. BETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

X Michel Marie Stagg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of November, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-10

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jeremy Dominic Johnson	F&M Bank	Parcel ID:
1217 Saturn Drive	1639 Medical Ctr. Pkwy; #101	12001010700
Nashville, TN 37217	Murfreesboro, TN. 37129	

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

Michel Marie Stagg, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jeremy Dominic Johnson and Elizabeth A. Johnson, husband and wife
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 Lot No. 183 on the Map of Stardust Acres, of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. Robert Stagg and wife, Garline F. Stagg, by deed from M.D. Hale and wife, Margaret C. Hale, of record in Book 1732, page 253, said Register's Office. The said J. Robert Stagg having died April 12, 1989. The said Garline F. Stagg having died intestate July 27, 2002, leaving the said Michel Marie Stagg as her only heir at law. See Affidavit of Inheritance of Real Estate dated March 3, 2004, appearing of record in Instrument 20040309-0026698, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 92, said Register's Office; (3) Joint Driveway Agreement of record in Book 7677, Page 267, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1217 Saturn Drive, Nashville, TN 37217

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.

Witness my hand this 5th day of November, 2009.

Michel Marie Stagg
Michel Marie Stagg

BILL GARRETT, Davidson County
Trans:T20090076757 DEEDWARR
Recvd: 11/10/09 10:09 2 pgs
Fees:13.00 Taxes:286.75

20091110-0103908

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 Michel Marie Stagg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of November, 2009.

My Commission Expires: 11-22-10

Notary Public

