BILL GARRETT, Davidson County
Trans:T20100045979 DEEDWARR
Recvd: 07/27/10 14:00 4 pgs
Fees:23.00 Taxes:1304.25
20100727-0058922

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sarah E. Everage
1202-B Cedar Lane
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage Inc
401 Commerce Street, Suite 6100
Nashville TN 37219

MAP	**118-5**
GROUP	**C**
PARCEL	**5.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rebecca J. Staten and J. R. Staten, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sarah E. Everage,** unmarried hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See attached Exhibit "A"

Being the same property conveyed to Rebecca J. Staten and J. R. Staten, wife and husband by deed dated April 30, 2003 from F. Don Montgomery, Jr. of record in Instrument no. 20030520-0068658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **1202-B Cedar Lane, Nashville, Tennessee 37212.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 19th day of **July, 2010.**

Rebecca J. Staten

Rebecca J. Staten

J R Staten

J. R. Staten

STATE OF MS.
COUNTY OF Chickasaw

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Rebecca J. Staten and J. R. Staten, wife and husband**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of July, 2010.

Linda M. Lantrip
NOTARY PUBLIC

My Commission Expires: MISSISSIPPI STATEWIDE NOTARY PUBLIC MY COMMISSION EXPIRES MARCH 1, 2011 BONDED THRU STEGALL NOTARY SERVICE

CHICKASAW COUNTY, MS NOTARY PUBLIC LINDA M. LANTRIP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $352,500.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of July, 2010.

Phyllis Keenan
NOTARY PUBLIC

My Commission Expires: 3-4-13

PHYLLIS KEENAN STATE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, TN, being Unit No. 2, together with the appurtenant interest in the common elements of Cedar Lane Condominiums, a horizontal property regime established by Master Deed of record in Inst. No. 20020530-0065774, said Register's Office, said Unit being depicted on the Condominium Site Plan attached to Exhibit B to the amendment to the Master Deed and adding Phase Two in Inst. No. 20020712-0084158 and in Inst. No. 20030408-0046333 being located upon Lot No. 2 on the Plan of Cedar Lane Subdivision of record in Inst. No. 20020205-0015653, said Register's Office, Davidson County, Tennessee.