RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120016432 DEEDWARR Recvd: 03/06/12 10:46 2 pgs Fees:13.00 Taxes:658.60 20120306-0019511

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010448

MAP - PARCEL NO: 181-1-A-155.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Suntrust Mortgage, Inc.	Connie Staggs	SunTrust Mortgage, Inc.
401 Commerce St, #6100	7328 Campton Rd	
Nashville, TN 37219	Nashville, TN 37211	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **WILLIAM M. JOHNSON and wife, JANE M. JOHNSON**, have bargained and sold and by these presents do transfer and convey unto **CONNIE STAGGS,an unmarried woman**, her heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Sugar Valley, a Planned Unit Development, Phase Five, of record in Instrument No. 20001204-011880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William M. Johnson and wife, Jane M. Johnson by Quitclaim Deed from Hurley-Y, A Tennessee General Partnership composed of Paul E. Johnson, Jeffrey P. Johnson, Buford W. Carter and wife, Stacy J. Carter and Lori J. Kelley, Collectively as to a Seventy-Five (75) percent interest and Yazdian Construction, a Tennessee General Partnership, composed of Fred Yazdian, Sam Yazdian and Abe Yazdian, as to a Twenty-Five (25) percent interest, of record in Instrument No. 20010516-0050645, dated May 16, 2001, and Re-Recorded in Instrument No. 20010906-0096952, Register's Office for Davidson County, Tennessee.
This is improved property known as 7328 Campton Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Sugar Valley, Phase Five, of record in Instrument No. 20001204-011880, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 2 day of March, 2012.

William M. Johnson
WILLIAM M. JOHNSON

Jane M. Johnson
JANE M. JOHNSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM M. JOHNSON and JANE M. JOHNSON**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 2 day of March, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$178,000.00**.

Affiant

SWORN TO and subscribed before me on this 2 day of March, 2012.

My Commission Expires:
11-7-2012

Notary Public

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 106
Franklin, TN 37067