WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130093617 DEEDWARR
Recvd: 11/01/13 11:30 2 pgs
Fees:13.00 Taxes:443.67
20131101-0113559

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,911.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

HELEN M. DIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
BLOUNT COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Denise Frazier	GMFS, LLC	165090A04300 CO
(NAME)	(NAME)	
1860 Lakewood Village Drive	7389 Florida Blvd Ste 200A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Baton Rouge LA 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jarrod Staggs and wife, Stefanie Staggs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melissa Denise Frazier, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Section Two, Lakewood Village, a planned unit development, as shown by plat of record in Instrument No. 20002150015148, in 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 Jarrod Staggs, an unmarried man, by deed of record in Instrument Number 20091117-0105974, Register's Office for Davidson County, Tennessee. Jarrod Staggs is now married to Stefanie Staggs. The said Stefanie Staggs hereby joins in this conveyance to waive any marital rights granted to a spouse by law in said property.

Subject to all matters as shown on Plan of Lakewood Village of record in Instrument No. 20002150015148, Register's Office for Davidson County, Tennessee. Covenants of record in Book 10753, Page 41, Book 11425, Page 410 and Book 11512, Page 714, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10951, Page 684, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument No. 20002150015148, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 9700, Page 464, Register's Office for Davidson County, Tennessee. Charter of Lakewood Village HOA of record in Book 11421, Page 342, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1860 Lakewood Village Drive, Anitoch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of October, 2013.

Jarrod Staggs

Stefanie Staggs

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 Jarrod Staggs and Stefanie Staggs, 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 official seal at Franklin, Tennessee this 29th day of October, 2013.

Commission expires:



Notary Public