# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031955 DEEDWARR
Recvd: 05/08/14 10:54 2 pgs
Fees:13.00 Taxes:1128.50
20140508-0039416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Grace L. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2014.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 18, 2017

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda K. McKinney | New Owner | |
| (NAME) | (NAME) | 104-23-H-7CO |
| 209 Mason Ave., Unit 301 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (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, **WILLIAM B. STAGGS, JR. AND WIFE, JUDITH A. STAGGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA K. MCKINNEY AND SARAH E. SCOTT,** 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:

A condominium apartment located in Davidson County, Tennessee, being Unit No. 7, Longview Place Condominium, a Horizontal Property Regime, as depicted on Exhibit D of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Also conveyed herewith is Allocated Storage Space Unit #7, as shown on Exhibit D to Longview Place Condominiums, Page 3 of Master Deed of record in Instrument Number 20081231-0123773, of record in the Register's Office for Davidson County, Tennessee.

Also conveyed herewith is Allocated Parking Space #9.

Being part of the same property conveyed to William B. Staggs, Jr. and wife, Judith A. Staggs by Quitclaim Deed from Robert E. Thompson and wife, Sheryl R. Thompson of record in Instrument No. 20070827-0101985 and by Quitclaim Deed from Wilson Burton, Jr. and wife, Joy Burton, of record in Instrument No. 20061023-0131263, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 421, pages 82 and 83, said Register's Office; and (c) master deed and bylaws of record in Instrument No. 20081231-0123773, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 209 Mason Ave., Unit 301, Nashville, TN 37203

(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 our hands this 7 day of May, 2014.

William B. Staggs, Jr.

Judith A. Staggs

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 William B. Staggs, Jr. and Judith A. Staggs, the bargainors, 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 Nashville, Tennessee this.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 7, 2017

Notary Public