Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

ADDRESS NEW OWNER:
Benny L. Gaston

6704 Sunnywood Dr.
Nashville, TN 37211

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20140071124 DEEDWARR
Recvd: 09/23/14 11:21 2 pgs
Fees:13.00 Taxes:1023.05
20140923-0087219

MAP & PARCEL NOS.:
181010B14800CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Henry K. Staggs and Andrea K. Staggs, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Benny L. Gaston, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Phase Two, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision, of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Henry K. Staggs and Andrew K. Staggs, husband and wife, from Yazdian Construction, Inc., a Tennessee corporation, by Warranty Deed recorded on February 26, 2008, in Instrument No. 20080226-0018733, Register's Office for Davidson County, Tennessee.

This is property with a common address of **6704 Sunnywood Dr., Nashville, TN 37211**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees;(2) All matters appearing on the Plan of record in Instrument No. 20060322-0032604, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions, in Book 11069, Page 14 and Instrument No. 20060322-0032693, said Register's Office.(4) By-Laws in Book 11069, Page 24, said Register's Office.(5) Charter of 2nd Addition to Sugar Valley Homeowners Association in Book 11069, Page 6, said Register's Office.(6) Right of Way Easements to Gulf Interstate Gas Company in Book 2203, Page 579, and Book 2244, Page 11, said Register's Office.(7) Sewer and/or storm drainage easements in Book 9487, Page 901, and Book 9487, Page 904, said Register's Office.(8) Quitclaim Deed to Homeowners Association for open space in Instrument No. 20130523-0052433, said Register's Office.(9) Perpetual Easement for Entrance Wall in Instrument No. 20040205-0014018, said Register's Office.(10) Stormwater Detention Agreement (Phase 2) in Instrument No. 20040723-0088186, said Register's Office.(11) Slope Easement in Instrument No. 20070725-0088276, said Register's Office.(12) Warranty Deed executed by Gulf Interstate Gas Company to Columbia Gas Systems, Inc., in Book 2875, Page 299, said Register's Office.(13) A portion of the property lies in a Special Flood Hazard Area.

AKS

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of September, 2014.

Henry K. Staggs

Andrea K. Staggs

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Henry K. Staggs and Andrea K. Staggs, husband and wife,** with whom I am personally acquainted, or who 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 office this **19th** day of **September 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1409-164

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $276,500.00.

Affiant

Subscribed and sworn before me this 19th day of September, 2014.

Notary Public
My Commission Expires: 3-6-18

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY