THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** CRT File No. 14082153	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $. 145,000.00 Affiant Subscribed and sworn to before me, this 17th day of November, 2014. Notary Public My Commission Expires: 10/24/2017

CHLOE MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140088869 DEEDWARR
Recvd: 11/25/14 13:09 2 pgs
Fees:13.00 Taxes:536.50
20141125-0108722

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew G. Stager 1021 N. Graycroft Avenue Madison TN 37115	New Owner M. Stager 1021 N Graycroft Madison, TN 37115	Tax Parcel ID No. 03316001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christi L. Johnson n/k/a Christi L. Johnson-Peoples** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew G. Stager, a single man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Primrose Acres, Section Two of record in Plat Book 2900, Page 44, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christi L. Johnson, an unmarried person by deed from Bank One, National Association. F/K/A The First National Bank of Chicago, as Trustee of record in Instrument No. 20050913-0110279, Register's Office for Davidson County, Tennessee, dated August 12, 2005 and recorded on September 13, 2005.

Marquez Peoples, Sr. joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Christi L. Johson-Peoples.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 44, Register's Office for Davidson County, Tennessee.

Easement(s) as set forth in Book 2965, page 520, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.

This is improved property located at 1021 N. Graycroft Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2014.

Christi L. Johnson-Peoples

Marquez Peoples, Sr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christi L. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018