return to:
27289-8 Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150056815 DEEDWARR
Recvd: 07/14/15 09:32 2 pgs
Fees:13.00 Taxes:1628.00
20150714-0068328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Lovelette and Margaret A. Lovelette	New Owner	
(NAME)	(NAME)	104023H00400CO
209 Mason Ave., Unit 102		
(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 **STEPHEN LOVELETTE AND MARGARET A. LOVELETTE, HUSBAND AND WIFE,** 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 Unit 4, LONGVIEW PLACE CONDOMINIUM, as shown of record in Exhibit "D" of Instrument No. 20081231-0123773, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Also Coveyed herewith is Allocated Storage Space Unit #1, as shown on Exhibit "D" to Longview Place Condominium, Page 3 of Master Deed of record in Instrument No. 20081231-0123773, said Register's office.

Also conveyed herewith is Allocated Parking Spaces #7 & #10.

Being the same property conveyed by Quitclaim Deed from Robert E. Thompson and wife, Sheryl R. Thompson to William B. Staggs, Jr. and wife, Judith A. Staggs as recorded on the 27th day of August, 2007 in Instrument No. 20070827-0101985; Quitclaim Deed from Wilson Burton, Jr. and wife, Joy Burton to William B. Staggs, Jr. and wife, Judith A. Staggs as recorded on the 23rd day of October, 2006 in Instrument No. 20061023-0131263 and Warranty Deed from Todd E. Ohlhauser to Wilson Burton, Jr. and wife, Joy Burton, 1/2 undivided interest and Robert E. Thompson and wife, Sheryl R. Thompson, 1/2 undivided interest as recorded on the 5th day of June, 2006 in Instrument No. 20060605-0066168, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20081231-0123773, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20081231-0123773 , as amended by instrument(s) of record in Instrument No. 20140514-0041280, said Register's Office.

unimproved
This is improved x property, known as 209 Mason Ave., Unit 102, 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 my hand this 10 day of July, 2015.

WILLIAM B. STAGGS, JR.

JUDITH A. STAGGS

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

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 10 day of July, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015