BILL GARRETT, Davidson County
Trans: T20150062768 DEEDWARR
Recvd: 07/30/15 14:18 2 pgs
Fees: 13.00 Taxes: 259.00
20150730-0075310

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

B. Cubby
Affiant

Subscribed and sworn to before me, this 30th day of July, 2015.

Karen McCalla
Notary Public

My commission expires: March 23, 2019

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
J. Phive Developments, LLC, a Tennessee limited liability company	**New Owner**	**13307009800**
1004 Blakefield Drive		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sharon L. Staggs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

J. Phive Developments, LLC a Tennessee limited liability company

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. 32 on the Plan of Revised Parma Heights, Section II of record in Plat Book 2083; Page 71, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 80 feet on the easterly side of Colby Drive and runs back 208.6 feet on the northerly line and 182.1 feet on the southeasterly line to a dead line in the rear on which it measures 50.2 feet.

Being the same property conveyed to Charles E. Staggs and wife, Sharon L. Staggs by warranty deed from Phillip Saindon, trustee of record in Book 4548, page 237, Register's Office for Davidson County, Tennessee, dated 10/25/1971 and recorded on 10/27/1971. Charles E. Staggs died on January 29, 2013, leaving Sharon L. Staggs as sole surviving tenant by the entirety. Charlene Renae Coleman was appointed Conservator for Sharon L. Staggs by order filed in the Chancery Court of Maury County, Tennessee at Columbia on June 12, 2015, Docket No. 15-196.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record in Plat Book 2083, Page 71, Restrictions of record in Book 2153, Page 14, Register's Office for Davidson County, Tennessee. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as **3312 Colby Drive, Nashville, TN 37211.**

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 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 30th day of July, 2015.

Sharon L. Staggs by Charlene Renae Coleman Conservator

Sharon L. Staggs, by Charlene Renae Coleman, Conservator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Charlene Renae Coleman, Conservator for Sharon L. Staggs, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2015.

Notary Public

My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150279**
RECORD & RETURN TO:
SOLOMONPARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027