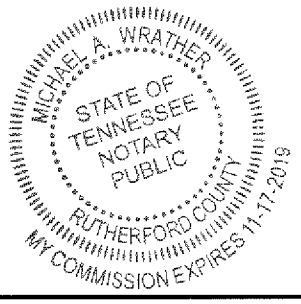
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,920.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

_____
Notary Public

MY COMMISSION EXPIRES: 11/17/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Staycie Staggs	Everett Financial, Inc. dba Supreme Lending	
(NAME)	(NAME)	
4220 West Hamilton Road	14801 Quorum Drive, Ste 300	034050A06400CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/05/16 07:58 3 pgs
Fees:18.00 Taxes:332.70
20160505-0044244

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Greg A. Meyer and Wife, Jessica Hazard**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Staycie Staggs, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 64 on the plan of Monticello Manor, a plan of which is of record in Book 6250, Page 551, Declaration of Covenants, conditions and restrictions of record in Book 6643, Page 958, Instrument of Correction of record in Book 7824, Page 91, By-Laws of record in Book 6643, Page 950, Amendment to By-Laws of record in Book 11259, Page 994, Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Greg A. Meyer and wife, Jessica Hazard by Warranty Deed from Danielle Lintzenich Phillips also known as Danielle Lintzenich, married, dated 04/22/2015 recorded 04/29/2015, of record in Instrument No. 20150429-0038247, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6643, Page 958, Instrument of Correction of record in Book 7824, Page 91, By-Laws of record in Book 6643, Page 950, Amendment to By-Laws of record in Book 11259, Page 994, Instrument No. 20050228-0021548, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed of record in Book 6716, Page 749 and re-recorded of record in Book 6717, Page 362, in the Register's Office for Davidson County, Tennessee. Easement Deed By Court Order in Settlement of Landowner Action-Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 570 Thomas Jefferson Circle, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of April, 2016.

Greg A. Meyer

Jessica Hazard

State of Tennessee
County of Wilson

Personally appeared before me Greg A. Meyer and Jessica Hazard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public

My Commission Expires: 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

