WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050676 DEEDWARR
Recvd: 06/14/17 09:46 2 pgs
Fees: 13.00 Taxes: 1304.25

20170614-0059539

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 352,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William B. Staggs, Jr.	SAME	Parcel ID:
5433 Bradfield Drive		16109001300
Nashville, TN 37220		

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 acknowledged, we

Jerry E. Hertenstein and wife, Eve M. Hertenstein

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William B. Staggs, Jr. and Judith A. Staggs, 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 Lot No. 27, on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County.

SAID Lot No. 27 fronts 96 feet on the westerly side of Bradfield Drive and extends back 183 feet on the southerly line and 206.07 feet on the northerly line, to a dead line in the rear, which is a broken line on which it measures 157.84 feet.

Being the same property conveyed to Jerry E. Hertenstein and wife, Eve M. Hertenstein by deed from Steven N. Perrigo and wife, Marie E. Perrigo, of record in Instrument 20040325-0033903, said Register's Office, dated March 23, 2004.

This conveyance is subject to Restrictive Covenants of record in Book 3836, Page 719, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3600, Page 89, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5433 Bradfield Drive, Nashville, TN 37220

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness our hands this 12th day of June, 2017.

Jerry E. Hertenstein

Eve M. Hertenstein

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 Jerry E. Hertenstein and Eve M. Hertenstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of June, 2017.

My Commission Expires: 3/10/19

Notary Public

