Karen Johnson Davidson County
Batch# 392183 DEEDWARR
04/27/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200427-0043824

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Staggs and Felicia H. Staggs, husband and wife	United Wholesale Mortgage, LLC (NAME)	18-08-0-002.00 (TRACT 1)
201 Pear Orchard Dr (ADDRESS)	585 South Blvd, E (ADDRESS)	018-08-0-002.01 (TRACT 2)
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rita K. Bishop, unmarried , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Staggs and Felicia H. Staggs, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Connell Hills of record in Plat Book 2900, Page 141, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northeasterly margin of Pear Orchard Drive being the common front corner of Lots Nos. 1 and 22 on said Plan; thence with the line between said lots Northeasterly 345 feet to the Southwesterly margin of the Old Springfield Road; thence, with the margin of Old Springfield Road, Southeasterly 220.7 feet to a point being the Northwesterly corner of the J. C. Garrett property shown on said Plan; thence with the lines of same South 43 degrees 04 minutes West 57.2 feet to a point and South 51 degrees 36 minutes East 58.4 feet to a point in the Northeasterly margin of Pear Orchard Drive; thence, with the Northeasterly margin of the same Southwesterly as measured around a curve 360.4 feet to the beginning.

Being the same property conveyed to Rebecca R. Smith by Executor's Quitclaim deed from Rebecca R. Smith, Executrix of the Estate of Joe F. Smith (pursuant to Last Will and Testament filed as Docket No. 98175 in the Probate Court for Davidson County, Tennessee) of record in Book 8823, page 900, Register's Office for Davidson County, Tennessee.

The said Rebecca R. Smith having since died intestate on May 17, 2011, leaving Raymond Warren Sanders, Virginia L. King, Rita K. Bishop, Angela Dawn Tibbetts, and Lori Jill Willis as all of her heirs at law, as evidenced by an Affidavit of Heirship of record in Instrument No. 20150421-0035345, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita K. Bishop by Quitclaim deed from Raymond Warren Sanders, Virginia L. King, Angela Dawn Tibbetts and Lori Jill Willis of record in Instrument No. 20150421-0035346 Register's Office for Davidson County, Tennessee.

TRACT II:

Beginning at a point on the Northerly margin of Pear Orchard Drive, said point being the Southwest corner of the property herein described and the Southeast corner of Lot Number 22 on the plan of Connell Hills Subdivision of record in Plat Book 2900, Page 141, Register's Office for Davidson County, Tennessee to which reference is hereby made; thence North 51 degrees 36 minutes West 58.4 feet to a point; thence North 43 degrees 4 minutes East 57.2 feet to a point in the Westerly margin of Old Springfield Highway; thence Southeast along the Westerly margin of Old Springfield Highway a distance of 19.9 feet to a point; thence along a curve to the right a distance of 37.7 feet to a point in the Northerly margin of Pear Orchard Drive; thence continuing along the Northerly margin of Pear Orchard Drive in a Westerly direction a distance of 34.5 feet to the point of beginning.

WARRANTY DEED
(Continued)

Being a portion of the same property conveyed to William W. Benz and wife, Margaret P. Benz by Warranty deed from Elizabeth Garrett Thomas, an unmarried woman of record in Book 6677, page 969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rita K. Bishop, married by Quitclaim deed from William W. Benz and wife, Margaret P. Benz of record in Instrument No. 20150908-0090872 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 201 Pear Orchard Dr, Goodlettsville, TN 37072
(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/our hand(s) this 20th day of April, 2020.

Rita K. Bishop

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita K. Bishop, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of April, 2020.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

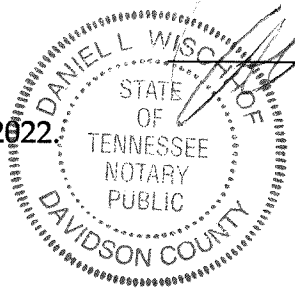
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.