File No. 110900

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110075597 DEEDWARR
Recvd: 12/01/11 08:46 2 pgs
Fees:13.00 Taxes:1006.40
20111201-0093363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Thomas Franklin Stacks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dane Carter	Fifth Third Mortgage Company	073-08-0-037.00
(NAME)	(NAME)	
2932 McGavock Pike	P.O. Box 598	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Amelia, OH 45102-0598	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas Franklin Stacks and wife, Sandra J. Stacks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dane Carter**, 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 the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot Nos. 26 and 27 on the plan of Geo. I. Waddeys Subdivision, called Sunset View, not of record, described according to a survey made by J.W. Carrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of Lot Nos. 27 and 28, being the southwest corner of the property conveyed to Ben C. McGown, Jr. and wife, by deed from Geo. I. Waddey, Jr. of record in Book 1389, Page 261, Register's Office for said County; thence with said McGown's Southerly line, eastwardly 379.5 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark, southwardly 200.2 feet, more or less, to the corner of Lot Nos. 25 and 26; thence with the line between said two lots, westwardly to the top of bluff and continuing in the same direction 388 feet to the easterly margin of McGavock Pike; thence with said Pike, northwardly 200 feet to the beginning.

BEING the same property conveyed to Thomas Franklin Stacks, and wife, Sandra J. Stacks by Warranty Deed from Anne Stacks Schlesinger, unmarried, dated September 23, 2005 and recorded October 25, 2005 in Instrument Number 20051025-0128788, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐
This is improved ☒ property, known as 2932 McGavock Pike, Nashville, TN 37214
(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

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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 our hands this 28th day of November, 2011.

Thomas Franklin Stacks

Thomas Franklin Stacks

Sandra J. Stacks

Sandra J. Stacks

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 THOMAS FRANKLIN STACKS and wife, SANDRA J. STACKS, the bargainor(s), 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 this 28th day of November, 2011.

Commission expires: April 23, 2013

Dolly T Peay

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER