Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Suite A
Mt. Juliet, TN 37122

This instrument prepared by ~~and Record and Return to:~~
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1270**

WARRANTY DEED

THIS INDENTURE, made and entered into this ~~12/11/2012~~ 10/11/12, by and between **Ryan Stackhouse,** unmarried parties of the first part, and **Katherine Ann Eadler, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A certain condominium apartment In Davidson County, Tennessee described as follows: Unit No. A102 of Westlawn Green, located in Davidson county, Tennessee and described in a Master Deed of record in Book 5238, Page 863 and amended in Book 5266, page 22, Register's Office for Davidson County, Tennessee., to which reference is hereby made and further described on the plat of record in Book 5200, page 20-24 Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Westlawn Green contained in the Master Deed and By-Laws appended thereto are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Ryan Stackhouse by deed from Robbie Robinson Woodall, Trustee of the Robinson-Meyer Irrevocable Trust Agreement as Instrument No. 201205030038071, said Register's Office.

This is not the usual place of residence for the Grantor, therefore no marital rights need be conveyed.

This conveyance is made subject to any and all existing easements and/or restrictions of record.

Parcel ID # **103-8A-100**Improved property located at: **4425 Westlawn Drive #A102, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Ryan Stackhouse

BILL GARRETT, Davidson County
Trans:T20120078886 DEEDWARR
Recvd: 10/17/12 10:33 2 pgs
Fees:13.00 Taxes:458.80
20121017-0095166

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ryan Stackhouse** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 11th day of ~~December~~ October, 2012..

Notary Public

My Commission Expires: 7/6/15

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Owner's Name: **Katherine Ann Eadler**

and Address: **4425 Westlawn Drive #A102, Nashville, TN 37209**

Map 103-8-A-1.00

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Peoples Home Equity, Inc.
150 N. Seven Oaks Dr.
Knoxville, TN 37922

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$124,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 11th day of ~~December~~ October, 2012..

Notary Public

My Commission Expires: 11-3-15

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY