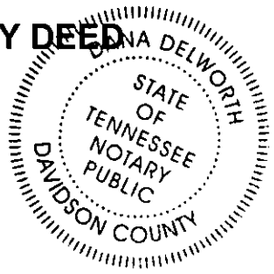
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013
(AFFIX SEAL)

R-VRES-12-412

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Stackhouse (NAME)	**Troy Stackhouse** (NAME)	
412 33rd Avenue North (ADDRESS)	**359 Huntington Ridge Drive** (ADDRESS)	**092-09-0-370.00**
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Nashville, TN 37211** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ALAN D. HUFFMAN DBA 33RD DEVELOPMENT LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TROY STACKHOUSE AND RYAN STACKHOUSE, as Tenants in Common with the Right of Survivorship,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 ON THE PLAN OF RESUBDIVISION OF THE WILCOX PROPERTY OF RECORD IN PLAT BOOK 421, PAGE 42, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 20 FRONTS 50 FEET ON THE EASTERLY MARGIN OF 33RD AVENUE NORTH, FORMERLY EULALIA STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO ALAN D. HUFFMAN DBA 33RD DEVELOPMENT, LLC, BY DEED FROM SIROOS YAZDIAN AND BEHROOZ YAZDIAN D/B/A ONE CITY BLOCK OF RECORD AT INSTRUMENT NO. 20060217-0019288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 16, 2006 AND RECORDED ON FEBRUARY 17, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 42; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE PRIMARY OR MARITAL RESIDENCE OF THE GRANTOR ALAN D. HUFFMAN.

This is
(X) unimproved
( ) improved
property known as **412 33rd Avenue North Nashville, Tennessee 37209**
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120099000 DEEDWARR
Recvd: 12/27/12 12:36 2 pgs
Fees:13.00 Taxes:264.55
20121227-0119392

Witness my/our hand(s) this 21st day of December, 2012.

Alan D. Huffman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan D. Huffman, the within named bargainor, 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, this the 21st day of December, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212