Davidson County DEEDWARR
Recvd: 02/22/13 15:28 3 pgs
Fees:18.00 Taxes:270.10
20130222-0018145

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.: **13-1017**

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/04/2013**, by and between **Kevin D Stackhouse and Barbara J Stackhouse, husband and wife**, parties of the first part, and **Louis O'Reilly, married and Lorie A. O'Reilly, married, as tenants in common**, 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:

Being Unit Number 821 of Nashboro Village Nineteen Condominiums, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, and shown on a plan of record in Plat Book 5200, Page 80, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin D Stackhouse and Barbara J Stackhouse by deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") of record as Instrument No. 20120719-0063716, said Register's Office.

This conveyance is made subject to any and all existing easements and/or restrictions as well as Master Deed, By Laws, common area/open space deeds.

Parcel ID # **135-08-0A-821.00**
Improved property located at: **821 Longhunter Ct., Nashville, TN 37217**

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.

Kevin D Stackhouse

Barbara J Stackhouse

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 **Kevin D Stackhouse and Barbara J 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 4th day of February, 2013..

Rebecca T. Garland
Notary Public

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/13

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Owner's Name: **Louis O'Reilly**

and Address: **821 Longhunter Ct., Nashville, TN 37217**

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

SAME

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 **$73,000.00** 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 4th day of February, 2013..

Notary Public

My Commission Expires: 7/6/15

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15