WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130022721 DEEDWARR
Recvd: 03/20/13 10:36 2 pgs
Fees: 13.00 Taxes: 1165.50
20130320-0027580

JULIE BERRYMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 23, 2014

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **14th** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Donaldson	Ameris Bank	08108043800
(NAME)	(NAME)	
1722 6th Avenue North	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Marietta, GA, 30067	
(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, I/WE, **Troy Stackhouse and Ryan Stackhouse**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Spencer Donaldson, an unmarried person**, 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 Davidson County, Tennessee, being the northerly 20 feet of Lot No. 177 and the southerly 5 feet of Lot No. 179 in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said northerly part of said Lot No. 177 and the southerly part of said Lot No. 179 together front 25 feet on the easterly side of 6th Avenue North; formerly High Street, and run back between parallel lines 189 feet 8 inches more or less to an alley.

Being the same property conveyed to Troy Stackhouse and Ryan Stackhouse by Warranty Deed from Tonya Woods Copeland dated August 29, 2012 of record in Instrument No. 20121015-0094375, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Tonya Woods Copeland by deed from Juanita Woods dated July 1, 2004 of record in Instrument No. 20040916-0111504, Register's Office of Davidson County, Tennessee.

Upon oath, the Grantors hereby warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1722 6th Avenue North, Nashville, TN 37208

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, has 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 **14th** day of **March, 2013**

Troy Stackhouse

Ryan Stackhouse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Troy Stackhouse and Ryan Stackhouse**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **March, 2013**

Notary Public

My commission expires: 8/29/2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122