WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028293 DEEDWARR
Recvd: 04/08/13 11:04 2 pgs
Fees:13.00 Taxes:499.13
20130408-0034395

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

R-VRES-13-6516

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy William Harris	Academy Mortgage Corporation	
6516 Wildgrove Drive	(NAME) 1220 East 7800 South	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Sandy UT 84094	176-05-0A-003.00
(CITY) (STATE) (ZIP)	(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, I/we KEVIN D. STACKHOUSE AND BARBARA J STACKHOUSE, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TROY WILLIAM HARRIS, unmarried 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 HICKORY WOODS ESTATES, SECTION C OF RECORD IN PLAT BOOK 6900, PAGE 885-887, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KEVIN D. STACKHOUSE AND BARBARA J STACKHOUSE, HUSBAND AND WIFE BY DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C. OF RECORD AT INSTRUMENT NO. 20120720-0063939, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 18, 2012 AND RECORDED ON JULY 20, 2012.

BEING THE SAME PROPERTY CONVEYED TO THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT BY TRUSTEE'S DEED FROM SHELLIE WALLACE, AS SUCCESSOR TRUSTEE AND DEANNA DORROUGH, AS CO-TRUSTEES OF RECORD AT INSTRUMENT NO. 20120223-0015612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 9, 2011 AND RECORDED ON FEBRUARY 23, 2012.

BEING THE SAME PROPERTY CONVEYED TO DEBBIE J. SWIFT BY QUITCLAIM DEED FROM AMANDA M. SWIFT OF RECORD AT INSTRUMENT NO. 20091030-0100357, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2009 AND RECORDED ON OCTOBER 30, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE 885 - 887; BOOK 7823, PAGE 857 AND IN BOOK 7857, PAGE 94, AS AMENDED AND RESTATED IN BOOK 9678, PAGE 187, AMENDED IN BOOK 9764, PAGE 44 AND IN BOOK 11180, PAGE 802, AND AS CORRECTED IN BOOK 9616, PAGE 470 AND IN BOOK 9616, PAGE 477; BOOK 7932, PAGE 648, AS AMENDED IN INSTRUMENT NO. 20001207-0120450; BOOK 9680, PAGE 319; BOOK 9786, PAGE 923, BOOK 9790, PAGE 311; BOOK 8169, PAGE 564; BOOK 8169, PAGE 571; BOOK 8169, PAGE 579 AND IN BOOK 8169, PAGE 588; INSTRUMENT NUMBER 20010614-0062709 AND INSTRUMENT NO. 20011015-0111957; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6516 Wildgrove Drive, Antioch, Tennessee 37013
(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.

Witness my/our hand(s) this 28th day of March, 2013.

Kevin D. Stackhouse

Barbara J Stackhouse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Stackhouse and Barbara J Stackhouse, 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 28th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903