BILL GARRETT, Davidson County
Trans:T20130035600 DEEDWARR
Recvd: 04/30/13 14:29 2 pgs
Fees:13.00 Taxes:299.70
20130430-0043108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 81,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2013.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN STACKHOUSE **TROY STACKHOUSE**	new owner	**08205001500**
1733 4TH AVE NORTH		
NASHVILLE, TN 37208		

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 ACKNOWLEDGE, WE,

WILLIE G. MAYES and ~~DOROTHY~~ DORTHY MAYES, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN STACKHOUSE, UNMARRIED and TROY STACKHOUSE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

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 parts of Lots No. 71 and 72 on the plan of McGavock's Addition as of record in Book 21, page 7, Register's Office for said county, and described as follows:

Beginning at a point in the westerly margin of 4th Avenue North, 39.4 feet south of the southerly margin of Buchanan Street; thence along the margin of said 4th Avenue north, southerly 37.6 feet to a point; thence westerly 99 feet to the easterly margin of an alley; thence with margin of said alley, northerly 37.6 feet to a point; thence easterly 99 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO WILLIE G. MAYES BY EXECUTORS QUITCLAIM DEED FROM WILLIE MAYES, AS EXECUTOR OF JAMES CALVIN MAYES' ESTATE DATED 12/01/2010 RECORDED ON 12/01/2010 IN INSTRUMENT NO. 20101201-0095486 SAID REGISTER'S OFFICE FOR SAID COUNTY. DOROTHY MAYES HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1733 4TH AVE 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, have a good right to convey it and the same in 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 my/our hand(s) this 25th day of April, 2013.

Willie G. Mayes
WILLIE G. MAYES

Dorothy Mayes
~~DOROTHY~~ MAYES
DORTHY DM.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

DORTHY DM.

Personally appeared before me, a Notary Public of said County and State, WILLIE G. MAYES and ~~DOROTHY~~ MAYES, the within named Grantors, 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, at office, this 25th day of April, 2013.

Notary Public

My Commission Expires: 4/26/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY