WARRANTY DEED

B-KW-13-2123

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Rachel Fann
Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2013.

CHRISTY W. IVES
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MY COMMISSION EXPIRES
March 3, 2015

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
Jessica W. Preston	Wells Fargo Bank (NAME)	
2123 W. Linden Avenue (ADDRESS)	2701 Wells Fargo Way (ADDRESS)	
Nashville, TN 37212-5305 (CITY) (STATE) (ZIP)	Minneapolis, MN 37212 (CITY) (STATE) (ZIP)	10415032600

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 PHILIP R. STACK AND MEREDITH STACK, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA W. PRESTON, 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. 4 ON THE MAP OF J. LEROY DAVIS' RE-SUBDIVISION OF LOTS NOS. 72, 73, 74, 75 AND 76 IN THE PLAN OF BELAIR, AS OF RECORD IN PLAT BOOK 547, PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO PHILIP R. STACK, UNMARRIED AND MEREDITH HORTON, UNMARRIED AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP BY DEED FROM GREEN HILLS LAND COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 03/16/2007 AND FILED FOR RECORD ON 03/20/2007 IN INSTRUMENT 200703200033675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PHILIP R. STACK AND MEREDITH HORTON, HAVING SINCE MARRIED. MEREDITH HORTON IS NOW KNOWN AS MEREDITH STACK.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 6, PLAT BOOK 547, PAGE 137, 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 2123 W. Linden Avenue, Nashville, Tennessee 37212-5305
(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:T20130099376 DEEDWARR
Recvd: 11/22/13 14:04 2 pgs
Fees:13.00 Taxes:1480.00
20131122-0120560

Witness my/our hand(s) this 20th day of November, 2013.

Philip R Stack by Meredith Stack Attorney in Fact

Philip R. Stack by Meredith Stack,
Attorney in Fact

Meredith Stack

Meredith Stack

STATE OF Georgia

COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH STACK, 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 19th day of November, 2013.

Reva A. Johnson

Notary Public
My Commission Expires:
(SEAL)

OFFICIAL SEAL
REVA A JOHNSON
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JULY 3, 2016

STATE OF Georgia

COUNTY OF Henry

Before me personally appeared MEREDITH STACK to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILIP R. STACK and who acknowledged he/she/they executed the same as the free act and deed of the said PHILIP R. STACK.

Witness my hand and official seal, this the 19th day of November, 2013.

Reva A. Johnson

Notary Public
My Commission Expires: 7-3-2016
(SEAL)

OFFICIAL SEAL
REVA A JOHNSON
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JULY 3, 2016

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