BILL GARRETT, Davidson County
Trans:T20140015713 DEEDWARR
Recvd: 03/07/14 11:47 2 pgs
Fees:13.00 Taxes:1276.50

20140307-0019354

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2015

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-VRES-14-1733

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **LeRoy Broughton, Jr. and Irina Araujo** | Quicken Loans, Inc. | |
| (NAME) **1733 4th Ave N** | (NAME) 1050 Woodward Avenue | **082-05-0-015.00** |
| (ADDRESS) **Nashville, TN 37208** | (ADDRESS) Detroit, MI 48226-1906 | |
| (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 **RYAN STACKHOUSE AND TROY STACKHOUSE, BOTH UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LEROY BROUGHTON, JR. AND IRINA ARAUJO, HUSBAND AND WIFE,** 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 parts of Lots No. 71 and 72 on the Plan of D.T. McGavock Addition of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, 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 of record at Instrument No. 20101201-0095486, Register's Office for Davidson County, Tennessee, dated December 01, 2010 and recorded on December 01, 2010 and being the same property conveyed to Ryan Stackhouse, unmarried and Troy Stackhouse, unmarried, as tenants in common with right of survivorship by Warranty Deed from Willie G. Mayes and Dorthy Mayes, husband and wife, of record at Instrument No. 20130430-0043108, in the Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 30, 2013.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1733 4th Ave N, Nashville, Tennessee 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 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 the 5th DAY OF MARCH, 2014.

Ryan Stackhouse

Troy Stackhouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN STACKHOUSE AND TROY 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 5th of March, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)