WARRANTY DEED

R-VRES-14-412A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,847.00

Affiant

Subscribed and sworn to before me this 25th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LUCARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Kevin Sheaffer	F&M BANK	
412A 33rd Avenue North	(NAME) 50 FRANKLIN STREET	
(ADDRESS) Nashville, TN 37209	(ADDRESS) CLARKSVILLE, TN 37040	092-09-0-370.00
(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, we TROY STACKHOUSE, A SINGLE PERSON AND RYAN STACKHOUSE, A SINGLE PERSON AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN SHEAFFER, A SINGLE MAN , 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. A ON THE PLAN OF HOMES AT 33RD AVENUE NORTH OF RECORD IN PLAT AT INSTRUMENT NO. 20130513-00048222, 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 IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 33RD AVENUE NORTH ENTERED INTO BY TROY STACKHOUSE AND RYAN STACKHOUSE OF RECORD AT INSTRUMENT NO. 20130513-00048222, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 10, 2013 AND RECORDED ON MAY 13, 2013.

BEING THE SAME PROPERTY CONVEYED TO TROY STACKHOUSE AND RYAN STACKHOUSE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ALAN D. HUFFMAN DBA 33RD DEVELOPMENT LLC DATED DECEMBER 21, 2012 AND RECORDED ON DECEMBER 27, 2012. OF RECORD AT INSTRUMENT NO. 20121227-0119392, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 421, PAGE 42; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20130513-0048222 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 412A 33rd Avenue North, Nashville, Tennessee 37209
(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:T20140020874 DEEDWARR
Recvd: 03/28/14 10:38 2 pgs
Fees:13.00 Taxes:1516.43
20140328-0025720

Witness my/our hand(s) this 25th day of March, 2014.

Troy Stackhouse

Ryan Stackhouse

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of March, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

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