BILL GARRETT, Davidson County
Trans:T20140079884 DEEDWARR
Recvd: 10/23/14 10:17 2 pgs
Fees:13.00 Taxes:95.10
20141023-0097772

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-9048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,703.45.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

Commission Expiration: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Ryan Stackhouse
1512 Meridian Street
Nashville, TN 37207

SEND TAX BILLS TO:
Same as New Owner

MAP-PARCEL:
07111009800

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Matthew B. Pilcher and wife, Katherine J. Pilcher

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan L. Stackhouse, married

HEREINAFTER CALLED THE GRANTEE, HIS 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 the western 1/2 of Lot No. 34 on the plan of Trinity Heights Subdivision, recorded in Book 161, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description. ★

Being the same property conveyed to Dean Hibbs from Kimberly Smith and Robert Smith by deed dated 06/14/2012 and of record in Instrument No. 20120619-0053594, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew B. Pilcher and wife, Katherine J. Pilcher from Dean Hibbs by quit claim deed dated 11/20/2012 filed for record 12/05/2012 on in Instrument No. 20121205-0111841, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

★ Said part of Lot No. 34 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 318 Edith Avenue, Nashville, TN 37207

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 17th day of October, 2014.

Matthew B. Pilcher

Katherine J. Pilcher

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew B. Pilcher and Katherine J. Pilcher**, 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 at Nashville, Tennessee this 17th day of October, 2014.

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

Commission Expiration: 1-6-15