BILL GARRETT, Davidson County
Trans:T20150052308 DEEDWARR
Recvd: 06/30/15 09:34 3 pgs
Fees:18.00 Taxes:1461.50
20150630-0062751

Warranty Deed

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this the 18th day of June, 2015. Notary Public My commission expires: 1-5-16

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Erika Danielle Dean	F&M Bank	
538A Moore Avenue	P.O. Box 451	10507028800
Nashville, TN 37203	Clarksville, TN 3741	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN STACKHOUSE AND BARBARA STACKHOUSE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIKA DANIELLE DEAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 538 Moore Avenue a Horizontal Property Regime with Private Elements of record at Instrument No. 20141211-0113686, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Virginia Potts by deed from John W. Burke Jr., and Albert Lee Burke of record in Book 4550, page 944, Register's Office for Davidson County, Tennessee, dated November 4, 1971 and recorded on November 5, 1971.

Virginia Potts having since died on June 12, 1996. Pursuant to the Last Will and Testament of Virginia Paul Gambill Potts, of record in Davidson County Probate Court Docket No. 99P990, the decedent left the subject property to two children, Roberta Gambill Merritt and William Benjamin Gambill. William B. Gambill subsequently conveyed his interest in the property Roberta Merritt by Quit Claim Deed dated June 28, 2000 and filed in Instrument Number 20000711-0068802, Register's Office for Davidson County, Tennessee. William Benjamin Gambill and William B. Gambill being one and the same person. Roberta Gambill Merritt and Roberta Merritt being one and the same person.

Being a portion of the same property conveyed to Ennyx TN, LLC, Tennessee limited liability company by deed from Roberta Merritt of record in Instrument No. 20140718-0064040 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on July 18, 2014.

Being a portion of the same property conveyed to Barbara Stackhouse and Kevin Stackhouse, wife and husband by Warranty deed from EnnyxTN, LLC, a Tennessee limited liability company of record in Instrument No. 20141119-0106586 Register's Office

for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 19, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 538A Moore Avenue, Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of June, 2015.

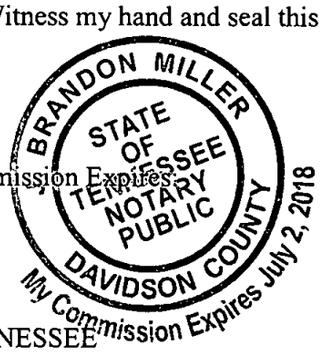
Kevin Stackhouse

Barbara Stackhouse by Kevin Stackhouse, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Stackhouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of June, 2015.



My Commission Expires:

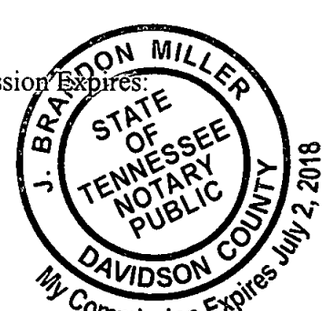
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2015, before me personally appeared Kevin Stackhouse, 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 Barbara Stackhouse as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Barbara Stackhouse.

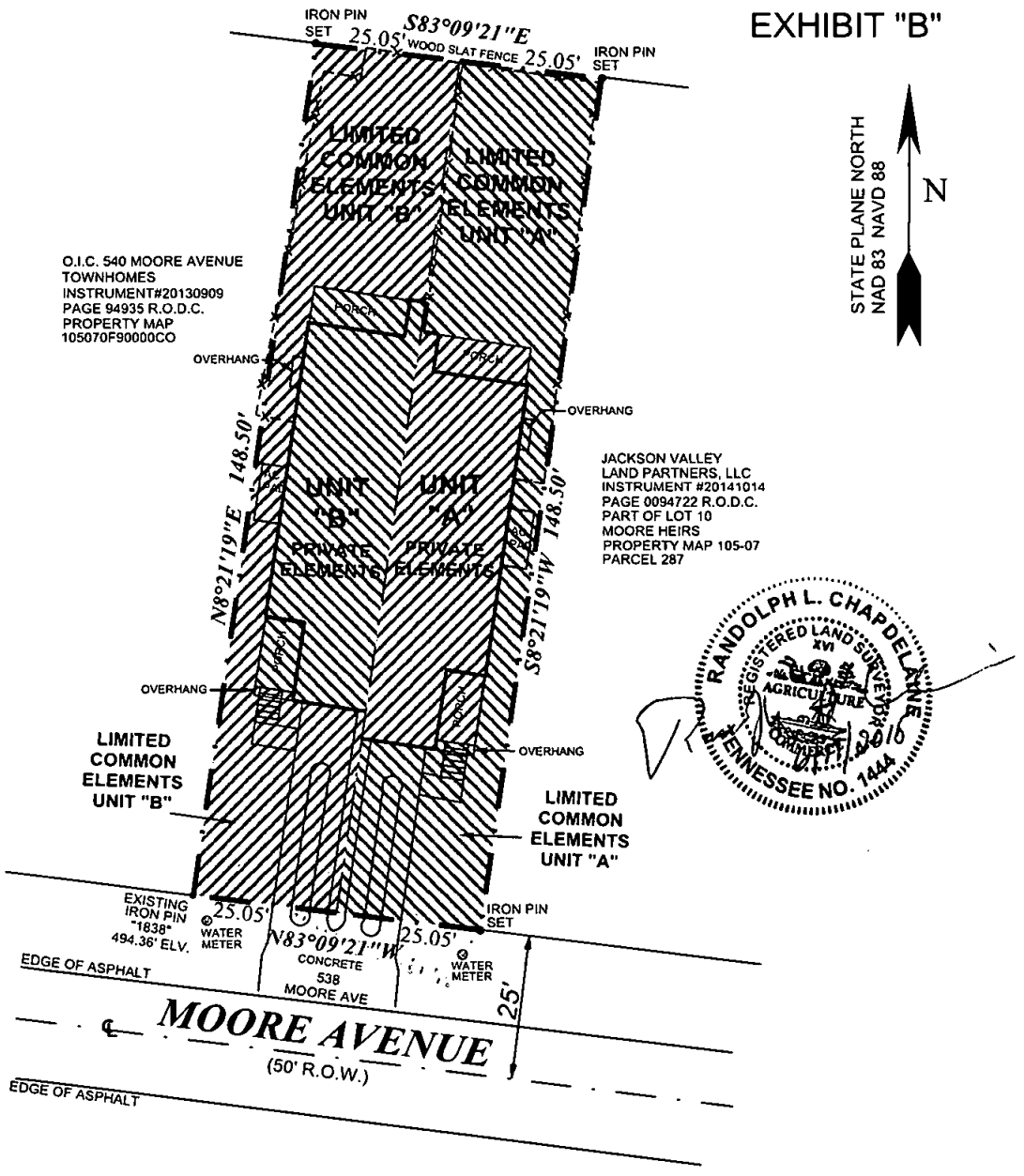
Witness my hand and seal this 18th day of June, 2015.

My Commission Expires:



Notary Public

EXHIBIT "B"



I hereby certify that this is a category II survey and that the ratio of precision of the unadjusted survey is 1: 12.000 as shown hereon.
The survey was done in compliance with current Tennessee minimum standards of practice.

Randolph L. Chapdelaine 6/17/2015

RANDOLPH L. CHAPDELAINE P.L.S.#1444 DATE

CHAPDELAINE & ASSOCIATES
7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799 - 8104 fax (615) 799-2017
Randolph L. Chapdelaine TN. PLS. #1444

HORIZONTAL PROPERTY REGIME

538 MOORE AVENUE

OWNER: ENNYX TN, LLC

INSTRUMENT#20140718 PAGE 0064040
PART OF LOT 10 MOORE HEIRS BOOK 137 PAGE 91
17th COUNCILMANIC DISTRICT METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE
PROPERTY MAP 105-07 PARCEL 288
DATE JUNE 17, 2015 SCALE 1"=30'

0 30' 60'