File Box 8

BILL GARRETT, Davidson County
Trans:T20150064489 DEEDWARR
Recvd: 08/04/15 15:10 2 pgs
Fees:13.00 Taxes:629.00
20150804-0077414

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57612
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin D. Stackhouse Barbara J. Stackhouse 14307 Old Hickory Blvd. Cane Ridge, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 09109016500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ramona Ward Fite, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin D. Stackhouse and Barbara J. Stackhouse, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 19 on the Plan of B.F. Cockrill Farm, of record in Plat Book 161, Page 135, Register's Office for Davidson County, Tennessee, being Lot No. 9 on the Plan of W.P. Evan's Re-Subdivision of part of Lots Nos. 18 and 19 of the B.F. Cockrill Farm, not of record, described according to surveys made by E.R. Southgate & Sons, Surveyors, April 2, 1946 and May 2, 1942, as follows:

BEGINNING at a point on the easterly margin of Cowan Street, (now known as Eastboro Drive) 223 feet 8 inches north of the northeast corner of said street and a 20-foot roadway; thence with the easterly margin of said street, southwardly 61 feet 10 inches to a stake, the northwest corner of Lot No. 8 on said plan; thence with the northern boundary line of said Lot No. 8 eastwardly 237 feet 4 inches to a stake; thence northwardly 69 feet 1 inch to an iron pin in a fence; thence with said fence, westwardly 247 feet 6 inches to the beginning.

Being the same property conveyed to Ramona Ward Fite by Warranty Deed from Angie Suzanne Bass and husband, Peter Bass, dated March 18, 2013, recorded March 20, 2013 in Instrument No. 20130320-0027473, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 161, Page 135, said Register's Office; Easement for sanitary sewer and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4030, Page 108, said Register's Office.

This is improved property, known as 606 Eastboro Drive, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of August, 2015.

Ramona Ward Fite

Ramona Ward Fite

State of Tennessee

County of Davidson

On this 3rd day of August, 2015, before me the undersigned authority, personally appeared Ramona Ward Fite, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $170,000.00.

Affiant

Sworn and subscribed before me this 3rd day of August, 2015.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: