BILL GARRETT, Davidson County
Trans:T20150066114 DEEDWARR
Recvd: 08/10/15 10:37 2 pgs
Fees:13.00 Taxes:1453.73
20150810-0079493

Warranty Deed

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $392,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2015.

Notary Public

My commission expires: 12/18/17

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:
Todd J. Hartley Laura R. Hartley	Franklin Synergy Bank	
538B Moore Avenue	722 Columbia Ave	105-07-0T-002.00-CO
Nashville, TN 37203	Franklin TN 37064	

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, **BARBARA STACKHOUSE AND KEVIN STACKHOUSE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD J. HARTLEY AND LAURA R. HARTLEY, HUSBAND AND WIFE**, 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 in Davidson County, Tennessee, being Unit B as established in Declaration of Covenants, Conditions and Restrictions for "Homes at 538 Moore Avenue", a Horizontal Property Regime with Private Elements, of record in Instrument Number 20141211-0113686, and amended Plan Exhibit B attached to First Amendment to Declaration of Covenants, Conditions and Restrictions in Instrument Number 20150630-0062750, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Roberta Merritt by Quitclaim deed from William B. Gambill of record in Instrument No. 20000711-0068802 Register's Office for Davidson County, Tennessee, dated June 28, 2000 and recorded on July 11, 2000.

Being a portion of the same property conveyed to Ennyx TN, LLC, a Tennessee limited liability company by Warranty 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 Ennyx TN, 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 538B Moore Avenue, Nashville, TN 37203.

Ret- Hallmark Title

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 31st day of July, 2015.

Barbara Stackhouse

Barbara Stackhouse

Kevin Stackhouse by Barbara Stackhouse, Attorney in fact

Kevin Stackhouse by Barbara Stackhouse
as 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 Barbara 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 31st day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2015, before me personally appeared Barbara 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 Kevin Stackhouse as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Kevin Stackhouse.

Witness my hand and seal this 31st day of July, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018