WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

P-KW-15-4608-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Stackhouse and Barbara Stackhouse	**New Owner**	
(NAME) 14307 Old Hickory Blvd Antioch, TN 37013	(NAME)	**091-08-0-208.00**
(ADDRESS)	(ADDRESS)	
(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, I/we **ERNIE L. COLLINS AND LINDA PATTERSON COLLINS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KEVIN STACKHOUSE AND BARBARA STACKHOUSE, HUSBAND AND WIFE,** 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. 19 on the map of the subdivision of a tract of land in the 12th, formerly 25th Ward of the City of Nashville, not of record, known as the Lockhart Property, described according to a copy of a survey by S.R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Beginning at a point in the northerly margin of Michigan Avenue at the corner of Lots 19 and 20 on said plan; said point being 460 feet east of the easterly margin of 48th Avenue North; thence with the line between said lots, northerly 155 feet to the south margin of an alley; thence with the margin of said alley easterly 50 feet to the corner of lots Nos. 18 and 19; thence with the line between said lots southerly 155 feet to the north margin of Michigan Avenue; thence with the margin of same westerly 50 feet to the beginning.

Being the same property conveyed to Ernie L. Collins and wife, Linda Patterson Collins by Warranty deed from Jo Evelyn Brumley, unmarried of record in Instrument No. 20040518-0058033 Register's Office for Davidson County, Tennessee, dated May 12, 2004 and recorded on May 18, 2004.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4608 Michigan Ave, Nashville, Tennessee 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(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:T20160008329 DEEDWARR
Recvd: 02/01/16 10:55 2 pgs
Fees:13.00 Taxes:592.00
20160201-0009342

Witness my/our hand(s) this the 27th DAY OF JANUARY, 2016.

Ernie L. Collins by John Gleaves, Attorney-In-Fact

Linda Patterson Collins by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 ERNIE L. COLLINS AND LINDA PATTERSON COLLINS, and who acknowledged he executed the same as the free act and deed of the said ERNIE L. COLLINS AND LINDA PATTERSON COLLINS.

Witness my hand and official seal, this the 27th day of January, 2016.

Notary Public
My Commission Expires: 3/7/17
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212