THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1102

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Ryan Lee Stackhouse Living Trust 1512 Meridaian Street Nashville, TN 37207	New Owner	071-12-0-235.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20160017124 DEEDWARR
Recvd: 03/02/16 10:37 2 pgs
Fees:13.00 Taxes:629.00
20160302-0019857

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Beverly C. Fizer, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of The Ryan Lee Stackhouse Living Trust,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 9 in A. B. Spain's Subdivision of the Lischey Garden, plan of which is of record in Book 161, page 116, Register's Office for said County, described as follows:

Beginning in the easterly margin of Jones Avenue at the northwest corner of said Lot No. 9; thence with the northerly margin of said lot south 82 degrees 19 minutes east 230.4 feet; thence south 3 degrees 12 minutes west 175.5 feet to a point 6 feet north of the northerly line of Lot No. 8 on said plan; thence north 88 degrees 20 minutes west parallel with the north line of said Lot No. 8 and 6 feet distant therefrom 229.1 feet to the easterly margin of Jones Avenue; thence with said margin of said Avenue north 3 degrees east 200 feet to the point of beginning.

Being the same property conveyed to Clark E. Fizer and Beverly C. Fizer, as joint tenants with rights of survivorship by Quitclaim Deed (straw man) from Richard Manson, Trustee, dated May 24, 2002, recorded June 18, 2002, of record in Instrument No. 20020618-0073872, Register's Office for Davidson County, Tennessee. The said Clark E. Fizer died on April 8, 2010 leaving Beverly C. Fizer as surviving tenant by the entirety.

This is improved property located at: **1503 Jones Avenue, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, (6) All matters appearing on the plan of A. B. Spain's Subdivision of the Lischey Garden, plan of which is of record in Book 161, page 116, Register's Office for Davidson County, Tennessee, and (7) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **February, 2016.**

GRANTOR(S)

Beverly C. Fizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Beverly C. Fizer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **26th** day of **February, 2016.**

Notary Public
My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017