WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160023463 DEEDWARR
Recvd: 03/23/16 08:45 2 pgs
Fees: 13.00 Taxes: 4347.50
20160323-0027331

Southern Land
Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135

#1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-21-2018

(AFFIX SEAL)

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lawrence B. Stack and Venette F. Stack	US. BANK NATIONAL ASSOC.	
(NAME) 3109 Acklen Avenue	(NAME) 4325- 17th AVENUE SW	10410028700/
(ADDRESS) Nashville, TN 37212	(ADDRESS) FARGO, ND 58103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JB PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE B. STACK AND WIFE, VENETTE F. STACK,** 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:

Land in Davidson County, Tennessee, being Lot "B" in the Subdivision of lot Nos. 12 and 13 of block 4 on the Plan of Fairfax Place, as of record in Book 547, Page 77, Register's Office for said County.

Said lot "B" fronts 56.08 feet on the Southerly side of Acklen Avenue and extends back 162.81 feet on the Easterly line and 163.24 feet on the Westerly line to a dead line, measuring 54.84 feet thereon.

Being the same property conveyed by Warranty Deed from Benjamin Arthur Whitehouse and wife, Bonnie K. Smith-Whitehouse to JB Partners, GP, a Tennessee General Partnership as recorded on the 5th day of January, 2015 in Instrument No. 20150105-0000629; part of Quitclaim Deed from Benjamin Arthur Whitehouse and wife, Bonnie K. Smith-Whitehouse to Benjamin Arthur Whitehouse and wife, Bonnie K. Smith-Whitehouse as recorded on the 25th day of November, 2014 in Instrument No. 20141125-0108703; part of Quitclaim Deed from Benjamin Arthur Whitehouse to Benjamin Arthur Whitehouse and wife, Bonnie K. Smith-Whitehouse as recorded on the 13th day of May, 2014 in Instrument No. 20140513-0041034 and part of Warranty Deed from Nancy Steadman Whitehouse to Benjamin Arthur Whitehouse, unmarried as recorded on the 5th day of January, 2009 in Instrument No. 20090105-0000760, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 547, Page 77, said Register's Office; and Easement recorded in Book 840, Pages 347 and 349, Book 1149, Page 644 and Book 1163, Page 129., said Register's Office.

This is improved x property, known as 3109 Acklen Avenue, Nashville, TN 37212 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 17th day of March, 2016

JB PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

JASON KECKLEY, PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jason Keckley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be partner of JB Partners, GP the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee this 17 day of March, 2016.

Commission expires:

9-18-2017

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

_____

Notary Public