BILL GARRETT, Davidson County
Trans:T20160039086 DEEDWARR
Recvd: 05/11/16 08:42 2 pgs
Fees:13.00 Taxes:2404.63
20160511-0046605

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $649,900.00. Affiant Subscribed and sworn to before me, this the 6th day of May, 2016. Notary Public My commission expires:

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:
Robert J. Barney Alana Marie Fernandez	New Owner	
412B 33rd Avenue North		092-09-0F-002.00-CO
Nashville, TN 37209		

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, **TROY STACKHOUSE, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT J. BARNEY, UNMARRIED MAN AND ALANA MARIE FERNANDEZ, UNMARRIED WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 No. B on the Plan of Homes at 33rd Avenue North, a Horizontal Property Regime with Private Elements, of record in Declaration of Covenants, Conditions and Restrictions at Instrument No. 20130513-00048222, In the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Troy Stackhouse and Ryan Stackhouse, as Tenants in Common with Right of Survivorship by Warranty deed from Alan D. Huffman dba 33rd Development LLC of record in Instrument No. 20121227-0119392 Register's Office for Davidson County, Tennessee, dated December 21, 2012 and recorded on December 27, 2012.

Being the same property conveyed to Troy W. Stackhouse, and Kline Dreadin Stackhouse, husband and wife by Quitclaim deed from Troy Stackhouse, a married man and Ryan Stackhouse, an unmarried man of record in Instrument No. 20140909-0082604 Register's Office for Davidson County, Tennessee, dated September 04, 2014 and recorded on September 09, 2014.

Being the same property conveyed to Poplar Street Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Troy Stackhouse, a married man and Ryan Stackhouse, an unmarried man of record in Instrument No. 20150814-0081793 Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 14, 2015.

Being the same property conveyed to Troy Stackhouse, a married man by Quitclaim deed from Poplar Street Properties of record in Instrument No. 20160414-0035908 Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 14, 2016.

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 known as 412B 33rd Avenue North, 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(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 6th day of May, 2016.

Troy Stackhouse

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 Troy 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 6th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

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

Kline Dreadin Stackhouse, spouse of Troy Stackhouse, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Kline Dreadin Stackhouse

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 Kline Dreadin 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 6th day of May, 2016.

Notary Public

My Commission Expires: 7-2-18

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