BILL GARRETT, Davidson County
Trans:T20160063458 DEEDWARR
Recvd: 07/22/16 15:45 3 pgs
Fees:18.00 Taxes:370.00
20160722-0075954

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $100,000.00 Affiant Subscribed and sworn to before me, this the 15th day of July, 2016. Notary Public My commission expires: 7-2-18

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:
Kevin D. Stackhouse Barbara J. Stackhouse	Access National Mortgage	
14301 Old Hickory Boulevard	1800 Robert Fulton Drive Suite 350	181-00-0-025-00
Antioch, TN 37013	Reston, VA 20191	

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, **ESTER BROCK, AS SOLE HEIR AND SOLE RESIDUAL BENEFICIARY OF THE ESTATE OF DAVID R ALEXANDER, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN D. STACKHOUSE AND BARBARA J. STACKHOUSE, 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:

Tract One:

LAND in the 2nd Civil District of Davidson County, Tennessee, and being described according to the survey of Gary R. Cummings, Surveyor, dated November 13, 1976, as follows:

BEGINNING at an iron pin located on the westerly margin of Culbertson Road, said iron pin being the southeast corner of the J. Eugene Adams property of record in Book 2691, Page 456, Register's Office for said County; thence, with the westerly margin of Culbertson Road, South 5 degrees 46' West 75.00 feet to an iron pin; thence leaving said margin of said road, north 88 degrees 30' 16" West, 315.20 feet to an iron pin, said iron pin being the southwest corner of the tract of land described herein; thence, north 2 degrees 45' West 190.10 feet to an iron pin being the northwest corner of the tract of land described herein; thence, south 86 degrees 23' East 140.15 feet to an iron pin, said iron pin being the northwest corner of said J. Eugene Adams' property; thence, with the westerly margin of said J. Eugene Adams' property, south 6 degrees 18' west 111.05 feet to a corner post located at the southwest corner of said J. Eugene Adams' property; thence, with the southerly margin of said J. Eugene Adams' property, south 88 degrees 48' East 204.11 feet to the point of beginning.

Being the same property conveyed to David R. Alexander, single by Warranty deed from James E. Adams, surviving tenant by the entireties of record in Book 5944, page 359, Register's Office for Davidson County, Tennessee, dated September 28, 1982 and recorded on October 11, 1982.

David R. Alexander having since died March 21, 2016. Ester Brock is deemed the sole residual beneficiary of the Estate of David Richard Alexander per Order to Construe Will and Determine Residuary Beneficiary of Estate and Heir at Law in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket No. 16P-635.

Tract Two:

Land in the 5th, formerly the 6th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the center of Rough Rock and Cane Ridge County Road, the southeast corner of a tract of land owned by Bill Baker; running thence with Baker's line West 2.75 Chains to a stake in said line; thence South 8° west 7 chains to a stake near cross fence; thence eastwardly 2.5 chains to a point in the center of said County Road; thence with the center of said County Road, North 2° east 6.93 chains to a point of beginning containing 2.32 acres more or less.

Including and excluding however, the tract of 1.316 acres more or less that was conveyed to William K. Brittain and wife, MAry Frances Brittain by deed from Noah Eckle Hooven Jr., and wife, of record in Book 1417, page 113, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Adams and wife, Anna R. Adams by Warranty deed from S. A. Mosley and wife, Pearl S. Mosley of record in Book 2691, page 456, Register's Office for Davidson County, Tennessee, dated July 30, 1957 and recorded on July 30, 1957. *See* Scrivener's Affidavit of Record at Instrument No. 20160722005952 dated July 22, 2016, and Affidavit of Record at Instrument No. 20160722005953, dated July 15, 2016.

This is improved property also known as 14301 Old Hickory Boulevard, Antioch, TN 37013.

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 15th day of July, 2016.

Estate of David R. Alexander. Deceased

~~Ester~~ **Brock, Sole Heir and Sole Residual Beneficiary**

STATE OF ARIZONA
COUNTY OF PINAL

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ester Brock, the Sole Heir and Sole Residual Beneficiary of the Estate of David R. Alexander, Deceased, 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 15th day of July, 2016.

Notary Public

My Commission Expires:

Janet E. Heitmuller
Notary Public
Pinal County, Arizona
My Comm. Expires 10-15-19