Davidson County DEEDWARR
Recvd: 02/08/17 15:56 3 pgs
Fees:18.00 Taxes:1517.00
20170208-0013433

Warranty Deed

ALYSSA RAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2017.

Notary Public

My commission expires: 9/7/2020

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:
Ryan P. Bolen Kaitlyn E. Bolen	U.S. Bank, N.A.	
4608A Michigan Avenue	4801 Frederica St	091-08-0L-001.00-CO
Nashville, TN 37209	Owensboro, KY 42301	

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, **KEVIN STACKHOUSE AND BARBARA STACKHOUSE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN P. BOLEN AND KAITLYN E. BOLEN, 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:

Land in Davidson County, Tennessee, being Unit 4608A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4608 Michigan Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160310-0023264, and being shown on Plat attached thereto as Exhibit "B", as amended by First Amendment of record as Instrument No. 20170207-0012993, 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 Ernie L. Collins and Linda Patterson Collins, married 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.

Being a portion of the same property conveyed to Kevin Stackhouse and Barbara Stackhouse, husband and wife by Warranty deed from Ernie L. Collins and Linda Patterson Collins, married of record in Instrument No. 20160201-0009342 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on February 01, 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 4608A Michigan Avenue, 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 7th day of February, 2017.

Kevin Stackhouse

Kevin Stackhouse

Barbara Stackhouse

Barbara 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 Kevin Stackhouse and Barbara 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 7th day of February, 2017.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-18

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

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

