BILL GARRETT, Davidson County
Trans:T20170030285 DEEDWARR
Recvd: 04/10/17 15:55 2 pgs
Fees:13.00 Taxes:1435.60

20170410-0035091

Warranty Deed

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $388,000.00. Affiant Subscribed and sworn to before me, this the 24th day of March, 2017. Notary Public My commission expires: 6/19/18

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:
Brittany Petty Jimmy Petty	new owner	
4608B Michigan Avenue		091-08-0L-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, **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 **BRITTANY PETTY AND JIMMY PETTY, WIFE AND HUSBAND**, 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 4608B, 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 March 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 4608B 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 24th day of March, 2017.

Kevin 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 24th day of March, 2017.

Notary Public

My Commission Expires: 7-2-18

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