WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

R-VRES-17-318

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Casey Wood and Debra A. Kendall	SWBC MORTGAGE CORP	
(NAME)	(NAME)	**71-11-98.00**
318 Edith Avenue	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN LEE STACKHOUSE AND ANGELA MICHELLE STACKHOUSE, CO-TRUSTEES OF THE RYAN LEE STACKHOUSE LIVING TRUST, WITH FULL POWER TO SELL, LEASE, GRANT, CONVEY AND ENCUMBER WITHOUT JOINDER OF ANY BENEFICIARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY WOOD AND DEBRA A. KENDALL, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the western 1/2 of Lot No. 34 on the Plan of Trinity Heights Subdivision, of record in Plat Book 161, Page 38, Register's Office for said County.

Said Part of Lot No. 34 fronts 50 feet on the southerly side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co- Trustees of the Ryan Lee Stackhouse Living Trust, by Quitclaim Deed from Ryan L. Stackhouse, recorded February 12, 2015 in Instrument No. 20150212-0013160 and further being the same property conveyed to Ryan L. Stackhouse, married, by Warranty Deed from Matthew B. Pilcher and wife, Katherine J. Pilcher, recorded October 23, 2014 in Instrument No. 20141023-0097772, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 161, Page 38, Register's Office for Davidson County, Tennessee.
- 2017 property taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Edith Avenue, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 15525 **DEEDWARR**
10/19/2017 03:00:54 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20171019-0107281

Witness my/our hand(s) this the 13th DAY OF OCTOBER, 2017.

The Ryan Lee Stackhouse Living Trust

BY: _____ - Co-Trustee
Ryan Lee Stackhouse
Co-Trustee

BY: Angela Michelle Stackhouse Co-Trustee
Angela Michelle Stackhouse
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN LEE STACKHOUSE, CO-TRUSTEE of THE RYAN LEE STACKHOUSE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of October, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA MICHELLE STACKHOUSE, CO-TRUSTEE of THE RYAN LEE STACKHOUSE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of October, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212