WARRANTY DEED

Bill Garrett Davidson County
Batch# 22294 DEEDWARR
11/06/2017 09:50:22 AM 2 pgs
Fees: $13.00 Taxes: $1,126.65

20171106-0113532

R-ZC-17-1512

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

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)
Jesse R. Kraft and Lourdes O'Melia-Kraft	**NFM, Inc. dba NFM Lending**	
(NAME)	(NAME)	**071-11-0-028.00**
1512 Meridian Street	**505 Progress Drive, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Linthicum, MD 21090**	
(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 **JESSE R. KRAFT AND LOURDES O'MELIA-KRAFT, HUSBAND AND WIFE,** 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 part of Lot No. 14 on the Plan of Nashville Trust Company's Subdivision of the Land of John Woodard, Deceased, as of record in Plat Book 161, page 127, Register's Office for Davidson County, Tennessee, decribed as follows:

Beginning on the westerly margin of Meridian Street, formerly the old Dickerson Road, at the southeasat corner of the property conveyed to James E. McGuire and wife by deed from W.M.Oakley and wife, of record in book 1881, page 219, said Register's Office; thence with McGuire's southerly line, westwardly 200 feet; thence southwardly to the northwest corner of the property conveyed to Harden Estes by deed from Samuel Worsham and wife, of record in book 413, page 40, said Register's Office; thence with Estes' northerly line, eastwardly 200 feet to the westerly margin of Meridian Street; thence with said Street, northwardly 100 feet to the beginning.

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 Lee Stackhouse, of record in Instrument No. 20150212-0013161, Register's Office for Davidson County, Tennessee, dated February 12, 2015 and recorded on February 12, 2015.

NOTE: prior deed contained erroneous legal description. This legal description derived from warranty deed of record in book 2242, page 341, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 161, Page 127, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1512 Meridian Street, 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.

Witness my/our hand(s) this the 1st DAY OF NOVEMBER, 2017.

The Ryan Lee Stackhouse Living Trust

BY: _____
Ryan Lee Stackhouse
Co-Trustee

BY: _____
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 1st of November, 2017.

_____
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 1st of November, 2017.

_____
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