WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

G-P-18-2707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFF

Bill Garrett
Batch# 93539
05/17/2018 02:32:07 PM
Fees: $13.00 Taxes: $508.75

Davidson County
DEEDWARR
2 pgs

20180517-0047429

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)
Ryan Stackhouse	**Same as New Owner**	
(NAME)	(NAME)	
1503 Jones Avenue		**081-06-0-180.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SHERRELL JACKSON HURT AND DESAREA JACKSON AND DESCHETA JACKSON AND LAKISHA JACKSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN STACKHOUSE, A MARRIED MAN,** 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 Lot No. 48 on the Plan of Revised Section Two, Normal Heights of record in Plat Book 2330, Page 54, 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 the same property conveyed to James R. Jackson, unmarried by Warranty deed from Martha King Berrian, Executrix of the Estate of Pearl A. Turner of record in Book 7290, page 637, Register's Office for Davidson County, Tennessee, dated July 02, 1987 and recorded on July 08, 1987.
Being the same property conveyed to Joseph Jackson and Gladys A. Jackson by Quitclaim deed from James R. Jackson of record in Instrument No. 20040210-0016154 Register's Office for Davidson County, Tennessee, dated February 10, 2004 and recorded on February 10, 2004.

The said Joseph Jackson having predeceased Gladys A. Jackson on September 20, 2012. Gladys A. Jackson having died October 6, 2017. The said Sherrell Jackson Hurt, Desarea Jackson, Descheta Jackson and LaKisha Jackson are the only remaining heirs at law of Gladys A. Jackson as ther the Affidavits of Heirship filed simultaneously herewith of record in Instrument No. 20180517-0047427, and Instrument No. 20180517-0047428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 54, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2401, Page 395, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2483, Page 213, in the 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: **2707 Buchanan St., Nashville, Tennessee 37208**.

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 15th DAY OF MAY, 2018.

Sherrell Jackson Hurt

Sherrell Jackson Hurt

Desarea Jackson by Sherrell Jackson Hurt attorney in Fact

Desarea Jackson by Sherrell Jackson Hurt,
Attorney in Fact

Descheta Jackson by Sherrell Jackson Hurt attorney in Fact

Descheta Jackson by Sherrell Jackson Hurt,
Attorney in Fact

Lakisha Jackson by Sherrell Jackson Hurt attorney in Fact

LaKisha Jackson by Sherrell Jackson Hurt,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRELL JACKSON HURT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherrell Jackson Hurt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DESAREA JACKSON, DESCHETA JACKSON, AND LAKISHA JACKSON, and who acknowledged she executed the same as the free act and deed of the said DESAREA JACKSON, DESCHETA JACKSON, AND LAKISHA JACKSON.

Witness my hand and official seal, this the 15th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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