Karen Johnson Davidson County
Batch# 220196 DEEDWARR
04/22/2019 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20190422-0036504

Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0352

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of April, 2019

Notary Public

Commission Expires: 3.3.20

MARCY MORGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeremy Edward McCall and Lauren L. McCall 616 Topeka Drive Nashville, TN 37076	NewOwner	075-07-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James S. Stackhouse

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeremy Edward McCall and Lauren L. McCall, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 217 on the Map of Tulip Grove Subdivision, Section 4, as of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 217 fronts 89.00 feet on the Easterly margin of Topeka Drive and runs back between two lines, 140.42 feet on the Westerly line and 140.40 feet on the Easterly line to a line in the rear, measuring 89.00 feet thereon.

Being the same property conveyed to Jack Stackhouse, Sr., and wife Lois Stackhouse by deed from Benjamin Curtis Bryant and wife, Virginia B. Bryant of record in Book 4645, page 466, Register's Office for Davidson County, Tennessee, dated 10/03/1972 and recorded on 10/11/1972. Also, being the same property title to which vested in Jack William Stackhouse, Sr. upon the death of his wife, Lois Stackhouse, by reason of their tenancy by the entirety. The said Jack William Stackhouse, Sr. having since died testate on October 12, 2018. Subject to the Last Will & Testament of the said Jack William Stackhoue, Sr., (Probate Docket No. 18P2100), subject property was devised to his children Jack William Stackhouse, Jr., Jeffery Charles Stackhouse, Gary Steven Stackhouse and Cynthia Lynn Stackhouse Pate and James S. Stackhouse. Subject property being further conveyed to James S. Stackhouse by Quitclaim Deed from Jack William Stackhouse, Jr., Jeffery Charles Stackhouse, Gary Steven Stackhouse and Cynthia Lynn Stackhouse Pate, devisees under the Last Will & Testament of Jack William Stackhouse, Sr., deceased, dated April 15, 2019 and of record in Instrument No. 201904220036503, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 616 Topeka Drive, Nashville, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of April, 2019.

James S. Stackhouse

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James S. Stackhouse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 15 day of April, 2019.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE'
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

