Name and Address of New Owner:
Stackhouse Properties, LLC
1503 Jones Ave.
Nashville, TN 37207

Send Tax Bills To:
New owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 314651 DEEDWARR
11/12/2019 03:26:44 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20191112-0116630

Map & Parcel No: 044-05-0-164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth H. Mallory, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stackhouse Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Map of Rayon City of record in Plat Book 843, Page 13, 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 Anna C. Mallory and Zita L. Mallory by Warranty deed from Ken R. Iott and wife, Courtney K. Iott of record in Book 10411, page 371, Register's Office for Davidson County, Tennessee, dated April 04, 1997 and recorded on April 09, 1997.

Being the same property conveyed to Zita L. Mallory by Quitclaim deed from Anna C. Mallory of record in Instrument No. 20050315-0028368 Register's Office for Davidson County, Tennessee, dated March 03, 2005 and recorded on March 15, 2005.

Being the same property conveyed to Zita L. Mallory and Kenneth H. Mallory by Quitclaim deed from Zita L. Mallory, of record in Instrument No. 20141106-0102728, Register's Office for Davidson County, Tennessee, dated November 03, 2014 and recorded on November 06, 2014. The said Zita L. Mallory having died February 21, 2018.

Being also known as 112 Newell Avenue Nashville, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-SHP-19-112

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2019.

Kenneth H. Mallory (SEAL)
Kenneth H. Mallory

STATE OF Texas
COUNTY OF Lubbock

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth H. Mallory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of November, 2019.

AMBER FIELDS
Notary Public, State of Texas
Notary ID# 12488832-7
My Commission Expires 07-01-2020

Amber Fields
Notary Public
My commission expires: 07-01-2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of November, 2019.

Megan Paulus
Notary Public
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

File No. 2019-454