WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **June, 2011**

Notary Public

MY COMMISSION EXPIRES: 8-20-14

(AFFIX SEAL)

MELISSA BIONDO-TURECKI NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Forest Ebie	Same	147100 13000
(NAME)	(NAME)	
625 Watsonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE, **John F. Sandella and Jeanne M. Sandella**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Forest Ebie**, 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 I Davidson County, Tennessee, being Lot No. 330 on the Plan of Whispering Hills, Section II-A, as of record in Book 2331, Page 132, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John F. Sandella and wife, Jeanne M. Sandella by Warranty Deed from Deborah Ann Hamm Burnett, Jimmy Leon Hamm and Jerrold Lynn Hamm, heirs at law of Ann M. Hamm, deceased, dated January 19, 2007 and recorded in Instrument No. 20070122-0008829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 625 Watsonwood Drive, Nashville, TN 37211

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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
Trans:T20110036110 DEEDWARR
Recvd: 06/16/11 12:08 2 pgs
Fees:13.00 Taxes:314.50

20110616-0046227

Witness our hands this **10th** day of **June, 2011**

John F. Sandella

Jeanne M. Sandella

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **John F. Sandella and Jeanne M. Sandella**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **June, 2011**

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014