BILL GARRETT, Davidson County
Trans:T20120094569 DEEDWARR
Recvd: 12/11/12 09:59 2 pgs
Fees:13.00 Taxes:943.50
20121211-0114003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 255,000.00

Affiant

Subscribed and sworn to before me, this 7th day of December, 2012.

Notary Public

My commission expires:
01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EHREN EBBAGE **ANNA EBBAGE**	**SWBC MORTGAGE COMPANY**	**08312012200**
806 POTTER LANE	**5055 MARYLAND WAY, STE 200**	
NASHVILLE, TN 37206	**BRENTWOOD, TN 37027**	

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 ACKNOWLEDGE, WE,

JOSHUA L GREEN, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EHREN EBBAGE and ANNA EBBAGE, 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 in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section Five, Rosewood Heights, of record in Book 2331, Page 39, Register's Office for said County, to which reference is made for a more complete and accurate legal description.

BEING THE SAME PROPERTY CONVEYED TO JOSHUA L. GREEN, UNMARRIED BY WARRANTY DEED FROM ANDRA BREWER, UNMARRIED RECORDED ON 06/06/08 IN INSTRUMENT NO. 20080606-0058516 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
JOSHUA L. GREEN HAVING SINCE MARRIED ANDRA BREWER GREEN.

ANDRA BREWER GREEN HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 806 POTTER LANE, NASHVILLE, TN 37206.

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, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 7th day of December, 2012.

JOSHUA L GREEN

ANDRA BREWER GREEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOSHUA L GREEN AND ANDRA BREWER GREEN , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2012.

Notary Public

My Commission Expires: 1/2d/16

