Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140003005 DEEDWARR
Recvd: 01/14/14 13:39 2 pgs
Fees:13.00 Taxes:1106.30
20140114-0003771

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4814

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ebert Investments, LLC 1916 Patterson St Ste 0000 Nashville, TN 37203	Same	117-4-359.00

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of January, 2014.

Notary Public

My Commission Expires: 6/15/14
(Affix Seal)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Mark Locher, an unmarried individual, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Ebert Investments, LLC, a limited liability company ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 18, Block "C" on the Plan of Belmont Terrace Annex No. 4, as of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 18 fronts 100 feet on the easterly side of Primrose Circle and extends back 146.2 feet on the northerly line and 160.6 feet on the southerly line to a dead line in the rear measuring 43.0 feet thereon.

Being the same property conveyed to Mark Locher by Warranty Deed from Gary Wayne Derrick, Co-Executor and Joyce Marie Patton, Co-Executor of the Estate of Mary Frances Derrick, dated May 3, 2013, recorded May 8, 2013, of record in Instrument No. 20130508-0046691, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to William Norvell Derrick, Sr., and wife, Mary Frances Derrick by Warranty Deed dated October 14, 1968, recorded October 16, 1968, of record in Book 4278, page 910, said Register's Office. The said William Norvell Derrick, Sr., having predeceased Mary Frances Derrick whereupon the said Mary Frances Derrick received title to the property under tenancy by the entirety; the said Mary Frances Derrick having died on October 27, 2010, leaving a Last Will and Testament probated under Docket/Probate Number 12P-729, in the Probate Court for Davidson County, Tennessee.

This is improved property located at: **2959 Primrose Circle, Nashville, TN 37212**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of **January, 2014.**

GRANTOR(S)

Mark Locher,

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mark Locher** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **10th** day of **January, 2014.**

Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015