Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140038161 DEEDWARR
Recvd: 06/02/14 10:41 2 pgs
Fees:13.00 Taxes:111.00
20140602-0047075

STATE OF TENNESSEE, COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public
My commission expires: 06/23/16

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Jun 23, 2014

06-1405-75627

Address of New Owner:	Send Tax Bills to:	Tax Information
Hernandez Roberto Lopez	NEW OWNER	093-16-0-197.00
83 Lewis Street		
Nashville TN 37210		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mary J. Ebauer, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hernandez Roberto Lopez, hereinafter called the Grantees, their successors 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, and being part of Lot No. 49 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at the northeast corner of Lewis and Canon Streets, thence with the northerly margin of said Cannon Street South 82 degrees East 83.5 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 31.5 feet to a fence post 3.6 feet southerly from the southern boundary line of lot number 148 in said plan; thence with a fence westwardly 86.9 feet to the easterly margin of said Lewis Street at the common corner of said lot numbers 148 and 149; thence with the easterly margin of said Lewis Street, South 4 degrees 45 minutes West 35 feet to the beginning.

Being the same property conveyed to EH Pooled 412 LP, a Texas limited partnership by Quitclaim Deed from Harbour Portfolio VI, LP, dated May 15, 2012, recorded July 3, 2012, of record in Instrument No. 20120703-0058180, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Ebauer by Special/Limited Warranty Deed from EH Pooled 412 LP, a Texas limited partnership, dated October 26, 2012, recorded November 5, 2012, of record in Instrument No. 20121105-0101636, Register's Office for Davidson County, Tennessee. The said William Ebauer having since died testate and his estate is being administered before the Seventh Circuit Court for Davidson County, Docket No. 13P-1809. The sole heir and devisee under the Last Will and Testament of William Ebauer is Mary J. Ebauer.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Mary J. Ebauer, in her capacity as Executrix of the Estate of William J. Ebauer, also joins in the execution of this Instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of the Estate.

This property is improved property known as 83 Lewis Street, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29 day of May, 2014.

Mary J Ebauer, individually and as Executrix of the Estate of William J Ebauer, deceased

Mary J. Ebauer, individually and as Executrix of the Estate of William J. Ebauer

STATE OF NEW JERSEY, COUNTY OF Hunterdon

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary J. Ebauer, individually, and as Executrix of the Estate of William J. Ebauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 29 day of May, 2014.

MARY LEE GAGE NOTARY PUBLIC NEW JERSEY

Mary Lee Gage
Notary Public

My Commission expires

MARY LEE GAGE
Notary Public
State of New Jersey
My Commission Expires Sept. 8, 2017