WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045585 DEEDWARR
Recvd: 06/26/14 14:12 2 pgs
Fees:13.00 Taxes:296.00
20140626-0056124

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ebert Investments, LLC	Ebert Investments, LLC	082-03-0-208.00
(NAME)	(NAME)	
1003 Stockell Street	921B 2nd Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Birmingham, AL 35203-3019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **CHARLES P. DAVIS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EBERT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Being the Northerly 10 feet of Lot No. 38 and the southerly 40 feet of Lot No. 39 on the Plan of the Benedict Land Company's subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.

Said parts of Lot Nos. 38 and 39 front together 50 feet on the Easterly side of Stockell Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Charles P. Davis, a single person, by deed from John M. Davis, of record as Instrument No. 20130605-0057079, dated June 3, 2013, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1003 Stockell Street		Nashville, TN 37207		
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 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 Witness our hands this 20 day of June, 2014.

Charles P. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Charles P. Davis, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 20 day of June, 2014.

JOHN A. BELL, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 7, 2014

Notary Public