BILL GARRETT, Davidson County
Trans:T20140067490 DEEDWARR
Recvd: 09/10/14 14:13 2 pgs
Fees:13.00 Taxes:1720.50
20140910-0082994

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1318

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick D. Sells Theresa M. Sells 6402 Johnson Chapel Rd West Brentwood, TN 37027	New Owners	11711005300

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2014.

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/6/17
(Affix Seal)

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 **Karen Jane Zaft, Charles Anthony Eberhardt, Cena Marie Morgan and Elizabeth Eberhardt-Ayoub, Co-Trustees of the Frances Jane Harrison Eberhardt Revocable Trust, Under Trust Ageement Dated March 21, 2012, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Patrick D. Sells and Theresa M. Sells, husband and wife ("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:

A Tract or parcel of land lying in the 7th (formerly the 11th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southern margin of Woodmont Avenue, 650 feet westward from the west margin of Belmont Boulevard, said point being the northwest point of Lot No. 41, running thence southwardly with the west line of Lot No. 41, 155 feet; thence at a right angle, westwardly 200 feet to the east margin of Amanda Street; thence northerly with the east margin of Amanda Street, 155 feet to the south margin of Woodmont Avenue; thence eastwardly with the south margin of Woodmont Avenue, 200 feet to the beginning point.

Also being known as Lot No. 63 on the Plan of Noel's Subdivision of Watkins Grove, not of record.

Being the same property conveyed to Frances Jane Harrison Eberhardt, Trustee of the Frances Jane Harrison Eberhardt Revocable Trust by Quitclaim Deed from Frances Jane Harrison Eberhardt, a widow, dated March 21, 2012, recorded March 22, 2012, of record in Instrument No. 20120322-0024580, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Charles Frederick Eberhardt and wife, Frances Jane Eberhardt by Warranty Deed dated August 12, 1974, recorded August 14, 1974, of record in Book 4843, page 400, said Register's Office. The said Charles Frederick Eberhardt having since died on January 16, 2012, property vesting in Frances Jane Eberhardt as surviving heir in the entirety. Frances Jane Eberhardt having since died on November 21, 2013 and appointing Karen Jane Zaft, Charles Anthony Eberhardt, Cena Marie Morgan and Elizabeth Eberhardt-Ayoub, Co-Trustees of the Frances Jane Harrison Eberhardt Revocable Trust, Under Trust Ageement Dated March 21, 2012.

This is improved property located at: **1615 Woodmont Boulevard, Nashville, TN 37215**

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 all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **September, 2014.**

GRANTOR(S)

The Frances Jane Harrison Eberhardt Revocable Trust

✓ Karen Jane Zaft
By: Karen Jane Zaft, Co-Trustee

✓ Charles Anthony Eberhardt
By: Charles Anthony Eberhardt, Co-Trustee

✓ Cena Marie Morgan
By: Cena Marie Morgan, Co- Trustee

✓ Elizabeth Eberhardt-Ayoub
By: Elizabeth Eberhardt-Ayoub, Co-Trustee

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 Karen Jane Zaft, Co- Trustee, Charles Anthony Eberhardt, Co-Trustee, Cena Marie Morgan, Co-Trustee and Elizabeth Eberhardt-Ayoub, Co-Trustee, to me known to be 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 **5th** day of **September, 2014.**

A. R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JUNE 21, 2016