THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105620** BILL GARRETT, Davidson County Trans:T20150102088 DEEDWARR Recvd: 12/02/15 14:41 2 pgs Fees:13.00 Taxes:2216.30 20151202-0121655	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kathrine Mary Jones 2961 PRIMROSE CIR Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0I-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ebert Investments, LLC., a Alabama limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathrine Mary Jones, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being described as follows:

Being Unit B, of the Townhomes at 2959 Primrose Circle, as described in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140304-0017823, Davidson County Register of Deeds, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Mark Locher, an unmarried individual to Ebert Investments, LLC, a limited liability company, as recorded on the 14th day of January, 2014 in Instrument No. 20140114-0003771; Warranty Deed from Gary Wayne Derrick, Co-Executor and Joyce Marie Patton, Co-Executor of the Estate of Mary Frances Derrick to Mark Locher, as recorded on the 8th day of May, 2013 in Instrument No. 20130508-0046691; Last Will and Testament of Mary Frances Derrick, as recorded on the 23rd day of May, 2012 in Probate Docket #12P729 and Warranty Deed from John J. DeGeorge, Jr. and wife, Gertrude L. DeGeorge to William Norvell Derrick, Sr. and wife, Mary Frances Derrick, as recorded on the 16th day of October, 1968 in Deed Book 4278, Page 910, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE as recorded in Plat Book 974, Page 97.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1174, Page 492, Book 1191, Page 223 and Instrument Nos. 20140304-0017823 and 20140820-0075961.

Charter of Townhomes at 2959 Primrose Circle Townhome Corporation recorded at Instrument No. 20140312-0020595.

Restrictive Covenant for Detached Structure recorded at Instrument Nos. 20141002-0091314 and 20141002-0091322.

This is improved property located at 2961 PRIMROSE CIR Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of November, 2015.

Ebert Investments, LLC.

By: _____
Herbert Beville, Jr., Managing Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Herbert Beville, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Ebert Investments, LLC., a Alabama Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of November 2015.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018