Davidson County DEEDWARR
Recvd: 12/15/15 15:59 3 pgs
Fees:18.00 Taxes:580.53
20151215-0126154

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$156,900.00~~

Affiant

Subscribed and sworn to before me, this 11th DAY OF December, 2015

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

WR15-3000

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane J. Riley	Shane J. Riley	
3000 Country Meadow Road (ADDRESS)	3000 Country Meadow Road (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (CITY) (STATE) (ZIP)	150-07-0-351.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER BOWSER NOW KNOWN AS JENNIFER LEE EBERSBERGER AND HUSBAND, MARC S. EBERSBERGER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHANE J. RILEY , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Section Six-A, The Country of record in Plat Book 5200, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 228 fronts 39.60 feet on the Easterly margin of Country Meadow Road and extends back 142.92 feet on the Northerly line and 151.93 feet on the Southerly line to a broken line in the rear measuring 157.21 feet thereon.

Being the same property conveyed to Jennifer Bowser by Special Warranty deed from Wells Fargo Financial Tennessee, Inc. of record in Instrument No. 20120702-0058148 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 02, 2012.

Jennifer Bowser is now married and known as Jennfer Lee Ebersberger.

Marc S. Ebersberger, husband of Jennifer Lee Ebersberger, joins in this conveyance for the sole purpose of conveying any marital interest he may have in the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 667, Book 6175, Page 205, Book Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3000 Country Meadow Road, Antioch, Tennessee 37013-1263
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 11th day of December, 2015.

Jennifer Lee Ebersberger

Jennifer Bowser now known as Jennifer Lee Ebersberger

Marc S. Ebersberger

STATE OF Tennessee
COUNTY OF Davidson

On this the 11th day of December, 2015, before me personally appeared Jennifer Bowser now known as Jennifer Lee Ebersberger and husband, Marc S. Ebersberger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of December, 2015.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/03/19

