WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016

Notary Public:

MY COMMISSION EXPIRES: 9-12-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Traci E. Johnson	Pinnacle Bank	Parcel ID:
108 Aarons Cress Blvd.	P.O. Box 331678	087100A00300
Hermitage, TN 37076	Murfreesboro, TN 37133	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

EB Homes, Inc. aka E.B. Homes, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Traci E. Johnson , married woman

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:

Land in Davidson County, Tennessee, being all of Lot 103, on the Plan of Final Plat of A Cluster Lot Development, Aarons Cress, Phase 1A, of record in Plat Instrument Number 20061219-0156396, (erroneously shown as 20061219-00156396 in deed) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to E.B. Homes, Inc. by Quitclaim Deed from Charles E. Barham and Judy R. Barham, husband and wife, of record in Instrument 20130828-0090769, dated August 27, 2013, Register's Office for said County. See also deeds of record in Instrument 20130604-0056541 and Instrument 20070102-0000577, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20060131-0012116, amended in Instrument 20130123-0007564, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument Number 20061219-0156396, said Register's Office; (3) Sewer Easement of record in Book 11643, Page 669, 672 and 675 and Book 6909, Page 812, Register's Office for said County; (4) Right of Way for Ingress and Egress of record in Book 3816, Page 688; Book 5052, Page 201; and Book 6284, Page 260, Register's Office for said County; (5) Storm Water Detention Agreement of record in Instrument 20060517-0058051, Register's Office for said County; (6) Sign Easement of record in Instrument 20070514-0057523, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 108 Aarons Cress Blvd., Hermitage, TN 37076

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 my hand this 25thday of March, 2016.

EB Homes, Inc.

BY: Charles E Barham, President
Charles E. Barham, President

Davidson County DEEDWARR
Recvd: 03/31/16 10:20 3 pgs
Fees:18.00 Taxes:1406.00
20160331-0030426

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles E. Barham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of EB Homes, Inc., the within named bargainer, and corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

