WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036386 DEEDWARR
Recvd: 05/03/16 09:05 2 pgs
Fees:13.00 Taxes:730.75

20160503-0043166

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam Cross	new owner	087-01-A 142.00 CO
(NAME)	(NAME)	
3608 Caledon Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dawn Ebel and husband, Robert Ebel**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam Cross, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 69, on the plan of Section Four, Chesney Glen, of record in Plat Book 9700, Page 844, 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 Dawn Ebel and husband, Robert Ebel, by Warranty Deed from Bryan E. Hansen, an unmarried man and Natalia Y. Monina, f/k/a Natalia Y. Hansen, an unmarried woman, dated 07/31/2008, recorded 08/05/2008 of record in Instrument No. 20080805-0080669, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dawn Ebel and husband, Robert Ebel, by Warranty Deed from Bryan E. Hansen, an unmarried man and Natalia Y. Monina, f/k/a Natalia Y. Hansen, an unmarried woman, dated 07/31/2008, recorded 08/05/2008 of record in Instrument No. 20080805-0080669, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 9700, Page 844 and the boundary plat of record in Plat Book 9700, Page 215, in the Register's Office for the Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, Book 10449, Page 217, Book 10640, Page 944 and Book 11317, Page 674, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Conveyance of common areas to the Homeowners Association of record in Book 11577, Page 623, Charter of the Homeowners Association of record in Book 10290, Page 256, in the Register's Office for

the Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 3608 Caledon Court, Hermitage, TN 37076
(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/or 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/or 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 29th day of April, 2016.

Robert Ebel

Dawn Ebel

State of Tennessee
County of Wilson

Personally appeared before me Robert Ebel and Dawn Ebel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public Tracey Trumphour / MJ
My Commission Expires: 11/17/19

MICHAEL A. WRATHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122