WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephanie N. Becker	F & M Bank	091010K00200CO
(NAME) 718 23rd St.	(NAME) 221 Cherokee Lake Road	
(ADDRESS) Nashville TN 37209	(ADDRESS) Hendersonville, TN. 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170043726 DEEDWARR
Recvd: 05/23/17 11:28 2 pgs
Fees: 13.00 Taxes: 1313.50
20170523-0051121

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ebert Investments, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie N. Becker, and unmarried woman and Brian Flynn, an unmarried man, 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 UNIT NO. 716 B, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF TOWNHOMES OF 716 23RD STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS ESTABLISHED BY DECLARATION IN INSTRUMENT NO. 20161018-0110002, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT B TO THE AFOREMENTIONED DECLARATION, AND BEING LOCATED UPON LOT NO. 5 ON THE PLAN OF A RESUBDIVISION OF LOT NO. 3 WEST NASHVILLE ANNEX OF RECORD IN PLAT BOOK 4175, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO EBERT INVESTMENTS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, B DEED DATED JUNE 24, 2016 FROM ANITA WADE OF RECORD IN INSTRUMENT NO. 20160629-0066435; AS CORRECTED BY SCRIVENER'S AFFIDAVITS IN INSTRUMENT NOS. 201608310091492; 20170316160025872, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20160831-0091492, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANITA WADE BY QUITCLAIM DEED FROM DANIEL R. GASSER, CARENE A. DUNN, AND EDWARD L. GASSER, DATED JUNE 29, 2016, OF RECORD IN INSTRUMENT NO. 20160629-0066434, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO FRANCES J. JENKINS BY WARRANTY DEED FROM BARBARA J. JONES, DATED DECEMBER 2, 1982, AND OF RECORD IN BOOK 5973, PAGE 482, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. ALSO, BEING THE SAME PROPERTY CONVEYED TO ERNEST J. MCINTOSH AND WIFE, FRANCES J. MCINTOSH BY QUITCLAIM DEED FROM FRANCES J. JENKINS, NOW FRANCES J. MCINTOSH, DATED OCTOBER 14, 1983, AND OF RECORD IN BOOK 6158, PAGE 861, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. FURTHER BEING THE SAME PROPERTY CONVEYED TO FRANCES JEANETTE JENKINS MCINTOSH BY QUITCLAIM DEED FROM ERNEST J. MCINTOSH, DATED APRIL 11, 1984, AND OF RECORD IN BOOK 6302, PAGE 830, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE. FRANCES JEANETTE JENKINS MCINTOSH A/K/A FRANCES JEANETTE GASSER.

THE SAID FRANCES JEANETTE GASSER HAVING SINCE DIED INTESTATE (DAVIDSON COUNTY PROBATE #15P862) ON FEBRUARY 4, 2015, SAID PROPERTY PASSING TO HER SIBLINGS, CARENE A. DUNN, ANITA WADE, EDWARD L. GASSER, DANIEL R. GASSER AND DAVID L. GASSER. HOWEVER, DAVID L. GASSER DIED INTESTATE ON JULY 4, 2010 WITHOUT ISSUE (SEE AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20111107-0086717, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 718 23RD ST., NASHVILLE, TENNESSEE 37209.

This conveyance is subject to: 1) Current years' taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	718 23rd St. Nashville TN 37209				
	(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 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 our hands 05/15/17.

Ebert Investments, ~~LLC~~

John A. Bell, Jr., Authorized Agent

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Authorized Agent of Ebert Investments, LLC, the within named bargainor, and he/she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Ebert Investments, LLC, by himself/herself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2017.

Notary Public

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON