(1) Return to Bridgehouse Title

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF June 2017

Notary Public

MY COMMISSION EXPIRES: 3-23-2019
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170052911 DEEDWARR
Recvd: 06/21/17 08:27 2 pgs
Fees:13.00 Taxes:1331.63
20170621-0062175

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-23-2019

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
Brittany Williams Hughes	F & M Bank	091010K00100CO
(NAME)	(NAME)	
716 23rd St.	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Brittany Williams Hughes and Zachary Thomas Hughes, 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 A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Townhomes of 716 23rd Street, a horizontal property regime with private elements, of record in Instrument No. 20161018-0110002, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being a portion of the property conveyed to Frances J. Jenkins by Warranty Deed from Barbara J. Jones, dated December 2, 1982, of record in Book 5973, page 482, Register's Office for Davidson County, Tennessee for the consideration of $35, 296.57. Also being a portion of the 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, of record in Book 6158, page 861, Register's Office for Davidson County, Tennessee for the consideration of $-0-. Also being a portion of the property conveyed to Frances Jeanette Jenkins McIntosh by Quitclaim Deed from Ernest J. McIntosh, dated April 11, 1984, of record in Book 6302, page 830, Register's Office for Davidson County, Tennessee, pursuant to divorce, for the consideration of $-0-. Frances Jeanette Jenkins McIntosh also known as Frances Jeanette Gasser. Frances Jeanette Gasser died intestate on February 4, 2015 and per affidavit shown in the Circuit Court for Davidson County, Tennessee Probate Division Case No. 15P-862, her heirs were her siblings, Carene A. Dunn, Anita K. Wade, Edward L. Gasser, Daniel R. Gasser and David L. Gasser. However, the said David L. Gasser had previously died intestate as shown in Affidavit of Heirship of record in Instrument No. 20111107-0086717, Register's Office for Davidson County, Tennessee, which showed his heirs to be his siblings, Carene A. Dunn, Frances J. Gasser, Edward L. Gasser, Daniel R. Gasser and Anita K. Wade. Also being a portion of the property conveyed to Anita Wade by Quitclaim Deed from Daniel R. Gasser, Carene A. Dunn and Edward L. Gasser, dated June 22, 2016, of record in Instrument No. 20160629-0066434, Register's Office for Davidson County, Tennessee for the consideration of $0-. AND Being a portion of the property conveyed to Ebert Investments, LLC, an Alabama limited liability company, by Warranty Deed from Anita Wade, dated June 24, 2016, of record in Instrument No. 20160629-0066435, corrected in Instrument No. 20160831-0091492, corrected in Instrument No. 20170316-0025872 and as corrected in Instrument No. 20170608-0057351 Register's Office for Davidson County, Tennessee for the consideration of $175,000.00.

THIS IS IMPROVED PROPERTY KNOWN AS 716 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	716 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 06/07/17.

John A Bell Jr, Authorized Agent for Ebert Investments, LLC

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 to be the Authorized Agent of Ebert Investments, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ebert Investments, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of June, 2017.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY