Davidson County	DEEDWARR
Recvd: 06/27/17 11:15	3 pgs
Fees:18.00 Taxes:862.10	
20170627-0064570	

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$233,000.00
| Elissa Powell
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th day of June, 2017. Rozalind Ruth
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/10/2019
| (AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Eby and Anne Eby 5003 Bonnahill Drive Hermitage, TN 37076	United Wholesale Mortg 1414 East Maple Rd Troy, MI 48083	074.16-0-104.00

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,

Paula Masner, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Justin Michael Eby and Anne Catherine Eby, husband and wife

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 Lot No. 381 on the Plan of Hermitage Hills, Section V, of record in Book 3300, Pages 1-2, (erroneously referred to as Book 3500 on previous deed) Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Paula Masner by deed from Johnnie Fitzhugh and wife, Frankie F. Fitzhugh dated October 31, 2008 of record in Instrument No. 20081106-0110701, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 3222, Page 154, Register's Office for Davidson County, Tennessee

This is improved property known as: **5003 Bonnahill Drive, 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 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(s) this 26th day of June, 2017.

Paula Masner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Paula Masner, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENCLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp: SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

