WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/17 09:51 2 pgs
Fees:13.00 Taxes:962.00
20170816-0083937

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2017
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$260,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 11th day of August, 2017

Notary Public
My Commission expires: 11-5-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
EBO PROPERTIES, GP	SAME	105-07-0-250.00
1011 Cherry Avenue		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gregory Fenske**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **EBO PROPERTIES, GP**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block No. 6 on the Map of Hamilton's Subdivision, as of record in Min. Book 1, page 97, County Court for said County, and being known as the easterly 2 feet of Lot No. 28 and the westerly 48 feet of Lot No. 27 on the unrecorded Subdivision of said Block 6, and described as follows:

Beginning at a point on the southerly margin of Hamilton Street, 69 feet 3 inches east of the easterly margin of Martin Street; thence southwardly 167 feet 6 inches to the northerly margin of an alley; at a point 67 feet 3 inches east of the easterly margin of said Martin Street; thence eastwardly 50 feet to a point; thence northwardly 167 feet 6 inches to the southerly margin of Hamilton Street; thence with the margin of the same wetwardly 50 feet to the beginning.

Being the same property conveyed to E+G Properties, LLC by deed from Luther E. Cantrell, Jr. and Sue Cantrell Vanlandingham, devisees under the Last Wil and Testament of Hattie Mae Cantrell on March 20, 2014 of record in Instrument Number 20140321-0023472, Register's Office for Davidson County, Tennessee. And further conveyed to Gregory Fenske By deed from E+G Properties, LLC on June 30, 2017, of record in Instrument Number 20170721-0074019 said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **559 Hamilton Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 4, 2017.

Gregory Fenske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory Fenske** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 4, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.