WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Bill Garrett
Batch# 7025
10/03/2017 10:48:30 AM
Fees: $13.00 Taxes: $1,313.50

Davidson County
DEEDWARR
2 pgs

20171003-0101147

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erica L. Zuhr	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**105-09-0-354.01**
1808 Hillside Ave	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Chicago, IL 60613**	
(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 consideration, the receipt of which is hereby acknowledged, **JOHN WILLIAM HOUSHOLDER AND WIFE, ALLISON S. HOUSHOLDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERICA L. ZUHR AND KEVIN EKKEBUS, WIFE AND HUSBAND ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 10 feet of Lot No. 23 and the Westerly 85 feet of the Southerly 50 feet of Lot No. 24 on the Plan of Waverly Land Company's Plan of Lots in Nashville, as of record in Plat Book 57, Page 95, Register's Office for said County, described according to a survey made by Hickerson and Miller, July 12, 1961, as follows:

Beginning at an iron pin in the Easterly margin of 9th Avenue South, formerly Hillside Avenue, at the Southwest corner of the property conveyed to Frank J. Bath and wife, by deed from Sophie C. Bath as of record in Book 816, Page 94, said Register's Office; thence with said Bath's Southerly line along a wire fence, South 83 degrees 42' East 85 feet to an iron pin in the Westerly line of the property conveyed to Howard Hill and wife, by deed from T.P. Fitts and wife, as of record in Book 1236, Page 29, said Register's Office; thence with the said Hill's Westerly line Southerly 50 feet to an iron pin in said Hill's Southwest corner, said iron pin also lying in the line between said Lots No. 23 and 24; thence with said Hill's Southerly line along the line between said Lots No. 23 and 24 and an old fence line, South 83 degrees 42' East 135 feet to the Westerly margin on an alley; thence with the Westerly margin of said alley, South 5 degrees 45' West 10 feet to an iron pin; thence parallel to the line between said Lots No. 23 and 24 and 10 feet Southerly therefrom, North 83 degrees 42' West 220 feet to an iron pin in the Easterly margin of 9th Avenue South; thence with the Easterly margin of 9th avenue South, North 5 degrees 45' East 60 feet to the beginning.

Being the same property conveyed to John William Housholder, an unmarried man by Warranty deed from Rachael Cecelia Kahne, unmarried of record in Instrument No. 20090902-0082619 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 02, 2009. The said John William Housholder having since married.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1808 Hillside Ave, Nashville, Tennessee 37203**.

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 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 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/our hand(s) this the 29th DAY OF SEPTEMBER, 2017.

John William Housholder

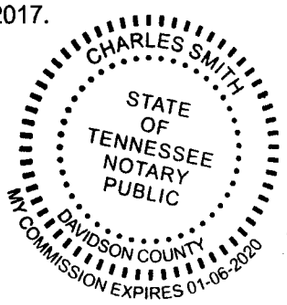
Allison S. Housholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN WILLIAM HOUSHOLDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

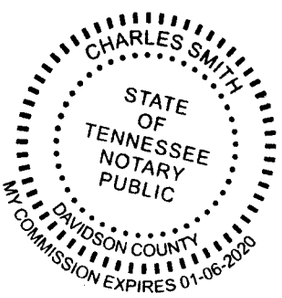


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON S. HOUSHOLDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of September, 2017.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)



RETURN TO:
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Nashville, TN 37212