WARRANTY DEED

Bill Garrett Davidson County
Batch# 35644 **DEEDWARR**
12/11/2017 09:55:00 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20171211-0125776

G-VRES-17-5804

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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)
Jeffrey N. Ebard	**InterLinc Mortgage Services, LLC**	
(NAME)	(NAME)	
5804 Ethel St.	**10613 W Sam Houston Parkway N**	**091-10-0-J-001.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Houston, TX 77064**	
(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, **FARRIS YOUNG AND BRENDA YOUNG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY N. EBARD, AN UNMARRIED MAN,** 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 Unit 5804A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5804 Ethel Street, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160203-0010674, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Charles A. Cantrell and wife, Mary Margaret Cantrell by deed from William V. Sanders and wife, Nellie L. Sanders, of record in Book 4583, Page 733, Register's Office of Davidson County, Tennessee. Charles A. Cantrell and wife, Mary Margaret Cantrell now being deceased leaving their only Heirs at Law, Linda Temple, Cheryl Ballesteros, Tommy Hatfield and Ronnie Hatfield.Being a portion of the same property conveyed to Linda Temple by Quitclaim Deed from Linda Temple, Cheryl Ballesteros, Tommy Hatfield and Ronnie Hatfield, of record in Book 9859, page 713 Register's Office for Davidson County , Tennessee, dated November 06, 1995 and recorded on November 14, 1995. (Value or consideration as shown in aforementioned deed $0.00.)Being a portion of the same property conveyed to Linda Temple and husband, Ricky Temple, Sr., by Quitclaim Deed from Linda Temple of record in Instrument No. 20060508-0053159, Register's Office for Davidson County, Tennessee, dated April 26, 2006, and recorded on May 8, 2006. (Value of consideration shown in aforementioned deed $0.00)Being a portion of the same property conveyed to The Metropolitan Government, by Final Decree Confirming Sale To The Metropolitan Government from The Metropolitan Government Of Nashville And Davidson County In Its Own Capacity And For The Use And Benefit Of The State Of Tennessee of record in Instrument Number 20130822-0088823, Register's Office for Davidson County, Tennessee, dated April 26, 2013, and recorded on August 22, 2013. (Value or consideration shown in aforementioned deed $0.00)Being a portion of the same property conveyed to Farris Young and Brenda Young by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20150414-0032801, Register's Office for Davidson County, Tennessee, dated March 19, 2015 and recorded on April 14, 2015, as further vested in the said Farris Young and Brenda Young by Order to Approve Notice by Publication and for Default Judgment recorded on February 02, 2016, in Instrument No. 20160202-0010243, in Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 5804 Ethel Street, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record in Instrument Number 20160203-0010674, Register's Office for Davidson County, Tennessee.
- Charter for Homes at 5804 Ethel Street HOA, Inc., of record in Instrument Number 20160203-0010673, in

the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5804 Ethel Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160203-0010674, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage/Water Mains and Appurtenances of record in Instrument Number 20030509-0062618, in the 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: **5804 Ethel St., Nashville, Tennessee 37209**.

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 30th DAY OF NOVEMBER, 2017.

Farris Young by Vickie Young, ATTORNEY IN FACT
Attorney in Fact

Brenda Young by Vickie Young, ATTORNEY IN FACT
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vickie Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FARRIS YOUNG AND BRENDA YOUNG, and who acknowledged he/she/they executed the same as the free act and deed of the said FARRIS YOUNG AND BRENDA YOUNG.

Witness my hand and official seal, this the 30th of November, 2017.

Notary Public
My Commission Expires: 12-19-19
(SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

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