(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 95680 DEEDWARR
05/23/2018 09:27:51 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180523-0049247

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mitchell R. Koehn	Peoples Home Equity, Inc.	075-09-0-033.00
(NAME)	(NAME)	
3926 Plantation Drive	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CBCE LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell R. Koehn, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HER 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. 116 on the Plan of Hermitage Hills-Section One, of record in Book 2900, pages 48 and 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Collin Earnhardt, an unmarried man and Jay Lane Earnhardt, a married man, by Warranty Deed from Cayce Lane Wassell, married, dated September 17, 2015, as of record in Instrument No. 20150925-0097628, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to CBCE LLC, a Tennessee limited liability company, by Quitclaim Deed from Collin Earnhardt, an unmarried man and Jay Lane Earnhardt, a married man, dated March 8, 2018, as of record in Instrument No. 20180316-0025061, Register's Office for Davidson County, Tennessee.

The above described tract or parcel of land has never been the primary residence of Jay Lane Earnhardt.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Book 2900, pages 48 and 49; Restrictions of record in Book 2992, page 53 and Book 2998, page 231; Easement for Waterline of record in Book 2963, page 432; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3926 Plantation 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 this 18th day of May, 2018.

By: _____
Jay Earnhardt, its Sole Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jay Earnhardt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of CBCE LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as its Sole Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of May, 2018.

_____
Notary Public
My Commission Expires: _____

File No.: 27527

