This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180583

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$215,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of May, 2018.

Notary Public
My Commission Expires: 5/6/19

Bill Garrett Davidson County
Batch# 97775 **DEEDWARR**
05/29/2018 03:45:55 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180529-0051174

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22nd day of May, 2018, among:

EBICON ENTERPRISES, INC.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WILLIAM ESCOBAR
An unmarried man

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of First Revision of Forest Pointe, Phase I of record in Plat Book 9700, Page 92, 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 the same property conveyed to Ivan T. Gunn and Tiffany S. Gunn, husband and wife by Warranty deed from Kacy C. Taylor, unmarried of record in Instrument No. 20020802-0092967 Register's Office for Davidson County, Tennessee, dated July 29, 2002 and recorded on August 02, 2002. (Value of consideration shown in aforementioned deed $145,500.00.)

Being the same property conveyed to Music City Holdings, LLC, a Tennessee limited liability company by Warranty deed from Ivan T. Gunn and Tiffany S. Gunn, husband and wife of record in Instrument No. 20180130-0009549 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 30, 2018. (Value of consideration shown in aforementioned deed $143,000.00.)

Being the same property conveyed to Ebicon Enterprises, Inc. by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180220-0015738 Register's Office for Davidson County, Tennessee, dated January 25, 2018 and recorded on February 20, 2018. (Value of consideration shown in aforementioned deed $177,000.00.) Being also known as 713 Kaeden Pointe Court Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ebicon Enterprises, Inc.

BY: _____

William Escobar

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William Escobar, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Ebicon Enterprises, Inc.

Witness my hand and official seal this 22nd day of May, 2018.

_____
Notary Public
My Commission Expires: 5/6/19

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: William A Escobar
Address: 713 Kaeden Pointe Court
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: William A Escobar
Address: 713 Kaeden Pointe Court
City, State, Zip: Antioch, TN 37013

Tax ID: 150-09-0B-006.00-CO