Bill Garrett Davidson County
Batch# 117060 DEEDWARR
07/17/2018 01:17:56 PM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20180717-0069477

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616552** RETURN TO Stewart Title Company 121 First Avenue South, Suite 200 Franklin, TN 37064 File #01288-44345	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $299,000.00 Affiant Subscribed and sworn to before me, this 11th day of July, 2018. Notary Public My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Mary D. Jones 3707 Grubbs Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-07-0-238.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Suzanne Ebersold, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary D. Jones , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Parma Heights Subdivision of record in Plat Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 40 begins at a point in the Northwest margin of Grubbs Road, being the common corner of Lot Nos. 39 and 40 and runs with the Northwest margin of Grubbs Road in a Southwesterly direction 63 feet to the common corner of Lot Nos 40 and 41; thence 118.1 feet in a Northwesterly direction to a concrete monument, which is the common corner of Lot Nos. 40, 41, and 42; thence in a Northerly direction 98.1 feet to a concrete monument which is the corner of Lot Nos. 39 and 40; thence 193.3 feet in an Easterly direction to the point of beginning.

Being the same property conveyed to Katherine Suzanne Ebersold, unmarried by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20151202-0121337 Register's Office for Davidson County, Tennessee, dated October 01, 2015 and recorded on December 02, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2104, Page 614, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to

the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3707 Grubbs Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2018.

Katherine Suzanne Ebersold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Suzanne Ebersold, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020