WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155082 DEEDWARR
10/30/2018 11:19:21 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20181030-0107306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SP Land Development LLC	~~Bank of America~~ Bank of Tennessee	08208010200
(NAME)	(NAME)	
934 McFerrin Ave	P.O. Box 4980	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Johnson City, TN 37602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ebert Investments, LLC, An Alabama Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SP Land Development LLC, ITS SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, an 3 of Block "A" on the Plan of Nashville Trust Company's Subdivision of the A.W. Shryer Property of record in Plat Book 843, Page 25, the Register's Office for Davidson County, Tennessee, to which Plan reference is herby made for a more complete description of the property.

Being the same property conveyed to Ebert Investments, LLC, An Alabama Limited Liability Company, by Warranty Deed from Andre' McShan, II, recorded on December 23, 2014, of record in Instrument No. 20141223-0117169, Register's Office for Davidson County, Tennessee.

This is improved property known as 934 McFerrin Avenue, Nashville, TN 37206.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	934 McFerrin Ave	Nashville	TN	37206	
		(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 our hands 10/18/18.

Ebert Investments, LLC

Herbert Beville JR, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Herbert Beville Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Ebert Investments LLC, a Tennessee Limited Liability the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Ebert Investments by himself as Managing Member.

Witness my hand and official seal on 08/20/18.

Notary Public

My Commission Expires: 3-8-2021