31435-5

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 184866 DEEDWARR
01/17/2019 09:26:55 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190117-0004876

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**

Patrick Cornelius Fitzsimons
Affiant

Subscribed and sworn to before me, this the 15th day of January, 2019.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Cornelius Fitzsimons	**F&M Bank**	**161-06-0-A-068-00co**
1065 Ashmore Drive	**50 Franklin Street**	
Nashville, TN 37211	**Clarksville, TN 37040**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Earl Mitchell Ebie and Lisa Marie Ebie, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Cornelius Fitzsimons, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 68 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions, Restrictions and Easements of Oakhill Townhomes, Phase 2, Lot 2, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Oakhill Townhomes, Phase 2, Lot 2, a Horizontal Property Regime with Private Elements, shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Earl Mitchell Ebie, an unmarried man, by Deed dated November 21, 2008 from Centex Homes, a Nevada general partnership, of record in Instrument No. 20081203-0117246, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Plan of record as set out on Exhibit "A-1" to the First Supplemental to the Declaration of Protective Covenants, Conditions, Restrictions, Easements and By-Laws as shown in Instrument No. 20080325-0030014, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) All matter shown on the Boundary Plat of Oak Hill Townhomes, Phase 2, Lot 2 and Lot 4 in Instrument 20070911-0108866, said Register's Office.

(3) Stormwater Detention Agreements in Instrument Nos. 20070205-0014422 and 20070404-0040188, said Register's Office.

(4) A Temporary Construction easement for ingress/egress, installation, maintenance and improvements of roads as reserved in the Quitclaim Deeds in Instrument Nos. 2007070-0086511 and 20070806-0093403, said Register's Office.

(5) Declaration of Protective Covenants, Conditions, Restrictions, Easements and By-Laws of Oakhill Townhomes of record in Instrument No. 20070614-0071397 and Supplemental in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, said Register's Office.

(6) Dedication of Common Areas to Oakhill Townhomes Home Owners' Association, Inc., of record in Instrument No. 20080909-0092190, said Register's Office.

(7) Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.

This is improved property, known as **1065 Ashmore Drive, Nashville, TN 37211**

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 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, his 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 **15th** day of **January, 2019.**

Earl Mitchell Ebie

Lisa Marie Ebie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Earl Mitchell Ebie and Lisa Marie Ebie,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **January, 2019.**

Notary Public

My Commission Expires: 3.28.2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY