THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tn. 37027

Karen Johnson Davidson County
Batch# 196128 **DEEDWARR**
02/19/2019 09:07:24 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190219-0014514

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **275,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Allen Ebach	Justin Ebach	MAP
4725 W Longdale Drive	772 Beamon Drive	PARCEL 147-01-0-171.00
Nashville, TN 37211	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J. Tim Kellar and Dixie K. Erhardt, as the heirs and devisees of the Estate of Billie J. Kellar**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Allen Ebach and Janine Dee Appleton, Husband and Wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 220, Resubdivision of Lots 208 and 220, Section I, Caldwell Hall, as of record in Book 3106, Page 27, Register's Office for said County.

Said Lot No. 220 fronts 105 feet on the south side of West Longdale Drive, and runs back 127.53 feet on the East line of 171.4 feet on the West line to a dead line which is a broken line on which is measures 63 feet thereon. Being the same property conveyed to James E. Kellar and wife, Billie J. Kellar by deed from Ada H, Harrison of record in Book 5067, page 696, Register's Office for Davidson County, Tennessee, dated 09/03/1976 and recorded on 09/13/1976.

Being the same property conveyed to Billie J. Kellar by Quitclaim deed from James E. Kellar of record in Instrument No. 20050309-0025887, Register's Office for Davidson County, Tennessee, dated 02/25/2005 and recorded on 03/09/2005.

The execution of this instrument is affected by the signature of Samuel F. Anderson as Attorney-In-Fact for J. Tim Kellar, which Power of Attorney is recorded in Instrument No. 20190219-0014512, in said Register's Office.

The execution of this instrument is affected by the signature of Samuel F. Anderson as Attorney-In-Fact for Dixie K. Erhardt, which Power of Attorney is recorded in Instrument No. 20190219-0014513, in said Register's Office.

Billie J. Kellar died in 2018. Her Will was admitted to probate is with Case No. 18P936 in Davidson County, Tennessee, which left said property to grantors. Said property was never a marital residence of either grantor.

The said J. Tim Kellar, J. Timothy Kellar and James Timothy Kellar being one and the same person.
The said Dixie K. Erhardt and Dixie Anne Erhardt being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4725 W Longdale 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 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 ____ hand( ) this the 11th day of February, 2019.

J. Tim Kellar by Samuel F. Anderson, Attorney-In-Fact

Dixie K. Erhardt by Samuel F. Anderson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **J. Tim Kellar**, as his Attorney in Fact, as the free act and deed of the within named **J. Tim Kellar**.

Witness my hand and official seal this the 11th day of February, 2019.

My Commission expires 3/28/22

Kim Murray
Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Dixie K. Erhardt**, as her Attorney in Fact, as the free act and deed of the within named **Dixie K. Erhardt.**

Witness my hand and official seal this the 11th day of February, 2019.

My Commission expires 3/28/22

Kim Murray
Notary Public

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY