THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 257867 DEEDWARR 07/17/2019 09:09:31 AM 2 pgs Fees: $13.00 Taxes: $945.35 20190717-0069745	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $255,500.00 Elizabeth Chudancik Affiant Subscribed and sworn to before me, this 12 day of July, 2019. Notary Public My Commission Expires: 1-24-22 TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Matthew D. Gossett 138 Marie Street Nashville, TN 37207	Send Tax Bills to: Pinnacle Financial Partners 1125 Ocean Ave Lakewood NJ 08701	Tax Information: Tax Parcel ID No. 071-15-0-022.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EVAN EBERLY AND STEPHANIE NELSON, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MATTHEW D. GOSSETT, AN UNMARRIED MAN** ("Grantee"), his 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(s) 76, as shown on the map entitled in Eastmoreland Place, of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to STEPHANIE NELSON, AN UNMARRIED WOMAN AND EVAN EBERLY, AN UNMARRIED MAN, by deed from PATRICIA STALLWORTH-PRICE, AN UNMARRIED WOMAN, of record in Instrument No. 20161221-0134473, dated December 19, 2016, said Register's Office. Stephanie Nelson and Evan Eberly are now married.**

This is improved property commonly known as: **138 Marie St Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantors have executed this instrument on this 11th day of July, 2019.

EVAN EBERLY

STEPHANIE NELSON

STATE OF NE)
COUNTY OF Douglas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EVAN EBERLY, AN UNMARRIED MAN AND STEPHANIE NELSON, AN UNMARRIED WOMAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 2019.

State of Nebraska - General Notary
JANE M VLCEK
My Commission Expires
August 22, 2019

Jane M. Vlcek
Notary Public
My Commission Expires: Aug 22, 2019