WARRANTY DEED

Karen Johnson Davidson County
Batch# 307174 DEEDWARR
10/28/2019 02:58:25 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20191028-0110398

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Michael Todd Self
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Todd Self	New Owner	075 12 0 031.00
(NAME)	(NAME)	
624 Belgium Dr. (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jessica C. Potts N/K/A Jessica C. Ebinger, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Todd Self, an unmarried man**, 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 in Davidson County, Tennessee, being Lot No. 357 on the Plan of Highlands of Tulip Grove, Section Three of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Jessica C. Potts, unmarried by Warranty Deed from Brian P. Thompson dated March 5, 2014 and recorded March 11, 2014 as Instrument No. 20140311-0020450, in said Register's Office for Davidson County, Tennessee.

Brent A. Ebinger, spouse of Jessica C. Ebinger, joins in the execution of this instrument for the purpose of conveying his marital interest, rights and title, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 624 Belgium Dr., Hermitage, TN 37076

File Number: MTJ-1909832SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KWR-19624

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 this 23rd of October, 2019.

Jessica C. Ebinger

Brent A. Ebinger

STATE OF TENNESSEE

COUNTY OF Wilson

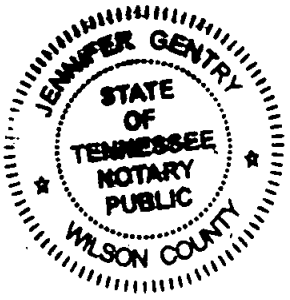
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jessica C. Ebinger and Brent A. Ebinger, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2019.

Notary Public

My Commission Expires: 6/9/2020

(SEAL)



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