Karen Johnson Davidson County
Batch# 312010 DEEDWARR
11/06/2019 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20191106-0114567

WARRANTY DEED	STATE OF ~~TENNESSEE~~ IN COUNTY OF Ripley THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$199,000.00~~ Affiant DEBORRA VANDERPOHL Joe Vanderpohl SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of Oct, 2019 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY L. FOX
Notary Public - Seal
Dearborn County - State of Indiana
Commission Number 651581
My Commission Expires Apr 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gunnar Ebeling	First National Bank of	059 13 0 031.00
(NAME)	Middle Tennessee	
3930 Pheasant Dr.	1608 Williams Drive	
(ADDRESS)	Suite 301 (ADDRESS)	
Nashville, TN 37218	Murfreesboro TN 37129	
(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, **Deborra Vanderpohl and husband, Joe Vanderpohl**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gunnar Ebeling, 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(s) 36, as shown on the map entitled Treppard Heights, Section 7, of record in Plat Book 2900, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborra Vanderpohl and husband Joe Vanderpohl by Warranty Deed from Linda B. Henderson, David D. Gaines, Earlene R. Tucker and Earl Gaines, III dated January 7, 2015 and recorded January 29, 2015 as Instrument No. 20150129-0008453, in said Register's Office for Davidson County, Tennessee.

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 3930 Pheasant Dr., Nashville, TN 37218

File Number: GRN-1910846SSO

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 30 day of Oct, 2019

Deborra Vanderpohl

Joe Vanderpohl

STATE OF IN.

COUNTY OF Ripley

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

Witness my hand and official seal, this the 30th of October, 2019.

Tammy L Fox

Notary Public

My Commission Expires:

(SEAL)

TAMMY L. FOX
Notary Public - Seal
Dearborn County - State of Indiana
Commission Number 651581
My Commission Expires Apr 2, 2022

File Number: GRN-1910846SSO

True Copy Certification

I, Penny A. May, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY