NEW OWNER:

DREW SCOTT CARLSON
852 BLOOMDALE TRACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

FIRST COMMUNITY MORTGAGE, INC.
262 ROBERT ROSE DRIVE, SUITE 200
MURFREESBORO, TN 37129

Map & Parcel 086120C06100

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-1099

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 320072 **DEEDWARR**
11/26/2019 09:51:20 AM 3 pgs
Fees: $18.00 Taxes: $1,236.21
20191126-0122094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Four Thousand One Hundred Ten and 00/100 Dollars ($334,110.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EB BUILDERS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DREW SCOTT CARLSON, a single man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 61, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to EB Builders, LLC, a Tennessee limited liability company by Special Warranty Deed from Prime Developers, LLC, a Tennessee limited liability company, dated January 16, 2019, and of record in Instrument No. 20190122-0005939, in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **852 BLOOMDALE TRACE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180518-0047996, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of November, 2019.

EB BUILDERS, LLC

By: _____
David B. Foutch
Its: Special Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **David B. Foutch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Special Member** of **EB BUILDERS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 22nd day of November, 2019.

_____
NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$334,110.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of November, 2019.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022