WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 565,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2019.

Notary Public

COMMISSION EXPIRES: 1-3-2021

MELODY M JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2021

(Affix Seal)

Karen Johnson Davidson County
Batch# 334066 DEEDWARR
12/23/2019 03:07:30 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20191223-0132578

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lacy Wilber	Primary Residential Mortgage, Inc. C/O First American	083-12-0-F00-20-0CO
(NAME)	(NAME)	
2458 Eastland Avenue	1875 International Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Idaho Falls, ID 83402	
(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, I, **SBE Partners,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lacy Wilber, a unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 2456 Eastland, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20160125-0007074 as amended and restated in Instrument Number 20181121-0114486, Register's office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to SBE Partners by Deed dated October 23, 2015 from Larry Simpson, unmarried, recorded October 28, 2015, in Instrument Number 20151028-0109666, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2458 Eastland Avenue (House Number) (Street) (P.O. Address) Nashville TN (City or Town) (State) 37206 (Postal Zip)

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, successors 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, successors 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 day of December, 2019.

SBE Partners

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Agent of SBE Partners** (the "Partnership") the within named bargainor, a Tennessee Partnership, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Partnership by himself as Authorized Agent.

WITNESS my hand and seal this 23rd day of December, 2019.

Notary

Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020