This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9729-MC

Karen Johnson Davidson County
Batch# 520892 **DEEDWARR**
11/24/2020 02:47:53 PM 2 pgs
Fees: $13.00 Taxes: $2,155.25

20201124-0138067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $582,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
DH&G WEHOZ GP 1235 Martin Street Nashville, TN 37203	New Owner	105-07-3Q-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **EBO Properties, GP, a Tennessee Partnership**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DH&G WEHOZ GP, a Tennessee General Partnership**, hereinafter called the Grantee(s), his/her/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 Unit B, on the Plan of Homes at 559 Hamilton Avenue, a Horizontal Property Regime with Private Elements, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 559 Hamilton Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171116-0118022 in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to EBO Properties, GP by Warranty deed from Gregory Fenske, married of record in Instrument No. 20170816-0083937 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 16, 2017. (Value of consideration shown in aforementioned deed $260,000.00.) Being also known as 559 B Hamilton Ave Nashville, TN 37203.

This is ☒ improved or ☐ unimproved property located at: **559B Hamilton Avenue, Nashville, TN 37203**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
[illegible], TN 37212
JM-SB VLES 20-559B

This conveyance is made subject to 1) Property taxes for the year 2021 taxes, not yet due and payable and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2020.

GRANTOR:

EBO Properties, GP, a Tennessee Partnership

By: _____
Blake Owen, Managing Partner

By: _____
Eric Owen, Managing Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Blake Owen, Managing Partner and Eric Owen, Managing Partner the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Managing Partner of EBO Properties, GP, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of November, 2020.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

_____
Notary Public
My Commission expires: 3-1-2023