WARRANTY DEED

Karen Johnson Davidson County
Batch# 735622 DEEDWARR
10/13/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211013-0137662

JM-CRE-21-8249

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/24 (AFFIX SEAL)

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SN Tennessee, LLC	**NEW OWNER**	
(NAME)	(NAME)	**126-15-0B-189.00-CO**
8390 E. Via de Ventura		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85258		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLINTON HANS EBEL AND KATIE NICOLE EBEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SN TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 on the Plan of Section Two Lexington Point Subdivision of record in Plat at Instrument No. 20010515-0049954, and by Surveyor's Certificate of Correction of record in Instrument Number 20011214-0138239, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clinton Hans Ebel and Katie Nicole Price, joint tenants with right of survivorship by Warranty deed from Frank Blake Tenore and wife, Melany Ann Tenore of record in Instrument No. 20091120-0106963 Register's Office for Davidson County, Tennessee, dated November 10, 2009 and recorded on November 20, 2009.

The grantors have since married and the said Katie Nicole Price is now known as Katie Nicole Ebel.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20010515-0049954 and amended in Instrument No. 20011210-0135637 and by Surveyor's Certificate of Correction of record in Instrument Number 20011214-0138239, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20001018-0103445, supplement at 20010522-0052909 and re-recorded at 20020214-0019754, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20150220-0014706, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20001020-0104424, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress for vehicular purposes in Book 11669, page 837, Register's Office for Davidson County, Tennessee.
- Subject to plan of Newson Land of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Chancery Court for Davidson County, Tennessee.
- Subject to easement granted to Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, said Register' s Office.
- Subject to easement to Tennessee Electric Power Company of record in Book 751, Page 375 and Book 787, Page 7, said Register' s Office.
- Subject to easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205, Page 194 and Judgment of record in Book 4226, Page 715, said Register' s Office.
- Easement for Transmission Lien of record in Book 4257, Page 647, said Register' s Office.
- Easement to Harpeth Valley Utility of record in Book 7526, Page 315 and Book 7526, Page 318 and Book 7526, Page 324, said Register' s Office.
- Stormwater Detention Agreement of record in Instrument Number 200207290090372, in the Register's

Office for Davidson County, Tennessee.
- Drainage Easement of record in Instrument Number 200207290090373, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8249 Boone Trace, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF OCTOBER, 2021.

Clinton Hans Ebel

Katie Nicole Ebel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLINTON HANS EBEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATIE NICOLE EBEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-7-2021.

Affiant
Date: October 12, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of October, 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY