(1)

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,000.00

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2018

Georgette R Kennedy
Notary Public 03-08-21

MY COMMISSION EXPIRES: (AFFIX SEAL)

Bill Garrett Davidson County
Batch# 81013 **DEEDWARR**
04/16/2018 10:45:42 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20180416-0035432

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Larry Eckman	Shelter Lending Services	Map 187
3305 Esk Aly	P.O. Box 740039	Group 05-0-A
Nolensville, TN 37135	Cincinnati, OH 45274-0039	Parcel 139.00CO

FOR AND IN 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, we

Stephanie Blair Reese

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Larry Clyde Eckman and Mary Ann Eckman, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 139, as shown on the plan of Burkitt Springs, Phase 2, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Stephanie Blair Reese by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated March 3, 2016 and filed March 7, 2016 of record in Instrument No. 20160307-0021694, Register's Office for said County.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per plan of record in Instrument No. 20150205-0011089, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20130514-0078379, Register's Office for said County.

All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record as Instrument No. 20140110-00002949, and as amended in Instrument No, 20150908-0091208, 20160126-0007545, 20170118-0005499 and 20170925-0097954, Register's Office for said County.

Restrictive Covenants for Detached Structure, of record as Instrument No. 20150601-0050466, Register's Office of said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 3305 Esk Aly, Nolensville, TN 37135

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 my hand this 12th day of April, 2018.

Stephanie Blair Reese

STATE OF TN
COUNTY OF MARSHALL

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

Witness my hand and official seal at Chapel Hill, TN, on the 12th day of April, 2018.

My commission expires: 9/15/18

Notary Public

CINDY G. PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

(18-9557-02T.PFD/18-9557-02T/7)