Bill Garrett Davidson County
Batch# 91431 DEEDWARR
05/14/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20180514-0045793

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: May 23rd 2018
(AFFIX SEAL)

CARLA D. MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180086TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO. (S)
Robert A. Eggers, a single man	Robert A. Eggers, a single man	
(NAME)	(NAME)	
1413A Otay Street	1413A Otay Street	072-11-3J-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Nine Thousand And No/100 Dollars ($359,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WEEKLEY HOMES, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. EGGERS, A SINGLE MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Please see attached Exhibit A

unimproved ☐
This is improved ☒ property, known as 1413A Otay Street, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Weekley Homes, LLC this 11 day of May, 2018.

Weekley Homes, LLC

BY: _____
Tamara Bowen
Project/Division Coordinator

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tamara Bowen, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the Project/Division Coordinator of Weekley Homes, LLC, a Delaware limited liability company and he/she is authorized by Weekley Homes, LLC, a Delaware limited liability company to execute this instrument on behalf of Weekley Homes, LLC, a Delaware limited liability company

Witness my hand and official seal at Davidson County, Tennessee this 11 day of May, 2018.

Commission Expires: May 23, 2018

_____
Notary Public

CARLA D. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 1413 Otay Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20161122-0123253 amended in Instrument No. 20170313-0024368 and in Instrument No. 20171018-0106765, 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 a portion of the same property conveyed to Weekley Homes, LLC by Warranty Deed from Dorothy Irene Patterson Armstrong, an unmarried woman of record in Instrument No. 20160621-0062865 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 21, 2016.

Being a portion of the same property conveyed to William Alfred Patterson and wife, Perdella Patterson by Warranty deed from Marvin C. Bennett and wife, Harriet P. Bennett of record in Book 3138, Page 529, Register's Office for Davidson County, Tennessee. The said William Alfred Patterson having since died leaving Perdella Patterson, as surviving tenant by the entirety; further conveyed Dorothy Irene Patterson Armstrong by Quitclaim deed from Perdella Patterson, a widow (with retention of the right to occupy said property and/or receive any income therefrom during her life) of record in Book 8345, page 440, Register's Office for Davidson County, Tennessee; further conveyed to Perdella Patterson by deed record in Book 8958, Page 664, said Register's Office, The said Perdella Patterson aka Della H. Patterson having Since died on July 26, 1994, By Last Will and Testament of Perdella Patterson recorded on August 26, 1994 of record in Book 9447, Page 723, in said Register's Office, the property was devised to Dorothy Irene Patterson Armstrong.

Property Address: 1413A Otay Street, Nashville, TN 37216
Parcel ID: 072-11-3J-001.00-CO

True Copy Certification

I, Christy Jones, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Christy Jones
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Carla D Moore, a notary public for this county and state, Christy Jones who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Carla D Moore
Notary Public
My Commission Expires May 23 2018

CARLA D. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
ARK 1800861TN