Bill Garrett Davidson County
Batch# 123305 DEEDWARR
08/01/2018 10:29:34 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20180801-0074996

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $865,000.00.

Affiant

Subscribed and sworn to me on July 31, 2018.

NOTARY PUBLIC

My Commission Expires: 1-3-22

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31803

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chase Daily and Stephanie Daily 827 B Hillview Heights Nashville, TN 37204	New Owner	105-14-0J-002.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged. **Bradley M. Eckmann and Amanda L. Eckmann, husband and wife,**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Chase Daily and Stephanie Daily, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 827 Hillview Heights Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 827 Hillview Heights Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20150206-0011452, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Bradley M. Eckmann and Amanda L. Eckmann by Warranty Deed from Magness Group, Inc. of record on September 9, 2015 in Instrument No. 20150910-0092136 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150206-0011452, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
3. Charter for HOA of record in Instrument Number 20150206-0011451, in the Register's Office for Davidson County, Tennessee.
4. All matters shown on the Plan of record in Plat Book 2, Page 516, Chancery Court for Davidson County, Tennessee.
5. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
6. The rights of others in and to the common areas and/or elements.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 827 B Hillview Heights, Nashville, TN 37204.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 31st day of July, 2018.

Bradley M. Eckmann by Nathan Matwijec as Attorney in Fact

Bradley M. Eckmann by Nathan Matwijec as Attorney-In-Fact

Amanda L. Eckmann by Nathan Matwijec as Attorney in Fact

Amanda L. Eckmann by Nathan Matwijec as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Nathan Matwijec with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Bradley M. Eckmann and Amanda L. Eckmann as their Attorney-In-Fact, as the free act and deed of the within named Bradley M. Eckmann and Amanda L. Eckmann.

Witness my hand and official seal on July 31, 2018.

NOTARY PUBLIC

My Commission Expires 9-7-21

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021