Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Y Johnson Davidson County
Batch# 179461 DEEDWARR
01/02/2019 10:08:00 AM 2 pgs
Fees: $13.00 Taxes: $767.75

20190102-0000153

THOMAS E. WILLIAMS, III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $207,500.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2018.

Notary Public

My commission expires: 8-28-21

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HHKB Enterprises. LLC	**New Owner**	**Map\Parcel: 160-14-0-D-007.00CO**
5100 Franklin Pike		
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

Alfonso Escobar and wife, Gladys Escobar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HHKB Enterprises. LLC, a Tennessee limited liability company

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:

Land in DAVIDSON County, Tennessee, being Unit No. 5712, in Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section II, recorded in Book 5200, Page 376, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5860, Page 70.

Being the same property conveyed to Gladys Escobar, by Warranty Deed, from Haury & Smith Contractors, Inc., a Tennessee corporation, dated May 4, 1983, of record in Book 6053, Page 99, Register's Office for Davidson County, Tennessee. Said property being conveyed further from Gladys Escobar, by Quitclaim Deed, to Gladys Escobar and husband, Alfonso Escobar, as tenants by the entirety, dated July 25, 2017, of record in Instrument No. 20170801-0077773, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 5200, Pages 376-377, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Record Book 5524, Page 415, amended in Book 5545, Page 510 and Book 5818, Page 915, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Record Book 5524, Page 424, amended in Book 5537, Page 988, Book 5868, Page 70 and Book 5818, Page 925, Register's Office for DAVIDSON County, Tennessee
Water Main Easement of record in Book 6122, Page 419, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Book 6122, Page 424, Register's Office for DAVIDSON County, Tennessee.
Water Mains and Appurtenances Agreements of record in Book 5155, Page 164 and Book 5155, Page 169, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 5861, Page 411, Register's Office for DAVIDSON County, Tennessee.
Easement with reference to Plat of record in Book 4460, Page 110 and Book 4831, Page 125, Register's Office for DAVIDSON County, Tennessee.
Rights to any party walls located on parcel.
Subject to rights of others in and to common areas/elements.
Special to lien for special assessment contained in DCCR's/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5712 Stone Brook Drive, Brentwood, TN 37027.

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 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/our hand(s) this 19th day of December, 2018.

Gladys Escobar

Alfonso Escobar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Alfonso Escobar and Gladys Escobar, as tenants by the entirety, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180646SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027