Karen Johnson Davidson County
Batch# 245757 DEEDWARR
06/19/2019 03:27:19 PM 2 pgs
Fees: $13.00 Taxes: $1,086.69
20190619-0059161

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $293,700.00.

Michelle Garramone
Affiant

Subscribed and sworn to before me, this the 17th day of June, 2019.

J. B. Miller
Notary Public

My commission expires: 5-2-22

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Michelle Garramone | CapStar Bank | 119-14-0-335.00 |
| 207 Morton Avenue | 2002 Richard Jones Rd. #300A | |
| Nashville, TN 37211 | Nashville, TN 37215 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELSEA LEIGH HICKMAN AND NICHOLAS B. ECKHOFF, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE GARRAMONE, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Westerly One-half of Lot No. 82 and the Easterly One-half of Lot No. 83 on the Plan of Airdrie Subdivision "C" of record in Plat Book 547, Page 160, 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 Kelsea Leigh Hickman, unmarried, and Nicholas B. Eckhoff, unmarried, as tenants in common with right of survivorship by Warranty deed from Thomas J. Eisley, married and Stephanie Eisley, married of record in Instrument No. 20160404-0031702 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 04, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 207 Morton Avenue Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2019.

**Kelsea Leigh Hickman**

**Nicholas B. Eckhoff**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2019, before me personally appeared Kelsea Leigh Hickman and Nicholas B Eckhoff, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2019.

Notary Signature
My commission expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021