11:04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,450,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2019

Notary Public

COMMISSION EXPIRES: 4/13/22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 264455 **DEEDWARR**
07/31/2019 11:06:59 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20190731-0075429

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Johnson	New	145-06-0-004
(NAME)	(NAME)	
5815 Still Hollow Road	Owner	
(ADDRESS)	(ADDRESS)	
Forest Hills, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Felix M. Eckhardt and Kathleen A. Lappe, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin Johnson, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot 10-A on the Plan of the Resubdivision of Lot 10 on the Plat of Laurel Ridge, Section 1 of record in Plat Book 3500, page 38, revised in Plat Book 3500, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Felix M. Eckhardt and Kathleen A. Lappe, husband and wife by Deed dated October 12, 2016 from Susan P. Deaton, Trustee of the Deaton Revocable Living Trust, U/A/D August 2, 2016, recorded October 13, 2016, in Instrument Number 20161013-0108221, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **5815 Still Hollow Road** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) (State) **37215** (Postal Zip)

Rec- Limestone Title

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, successors 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, successors 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 our hands this 17th day of July 2019.

Felix M. Eckhardt

Kathleen A. Lappe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Felix M. Eckhardt and Kathleen A. Lappe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained 17th day of July 2019.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021