Karen Johnson Davidson County Batch# 284432 **DEEDWARR** 09/11/2019 03:31:53 PM 2 pgs Fees: $13.00 Taxes: $1,172.90 20190911-0092114	STATE OF ~~TENNESSEE~~ TEXAS COUNTY OF ~~Davidson~~ TARRANT The actual consideration or value, whichever is greater, for this transfer is $ 317,000.00 Affiant Subscribed and sworn to before me, this 6th day of September, 2019 by Charles Christopher Hickman & Cindy Melissa Hickman Notary Public My commission expires: 4/6/21 ALESHA RAMIREZ Notary Public STATE OF TEXAS Notary I.D. 12525608-8 My Comm. Exp. Apr. 6, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Christopher Hickman **Cindy Melissa Hickman**	new owners	**117070M01000CO**
2401 Highland Drive		
Colleyville, TX 76034		

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,

Charles A. Eberhardt, unmarried

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

Charles Christopher Hickman and Cindy Melissa Hickman, husband and wife

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. 2075, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20021121-0145225 amended in Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Resubdivision of Women's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles A. Eberhardt, unmarried, by Warranty Deed from Fairsted Partners, a Tennessee general partnership, dated March 15, 2004, of record in Instrument No. 20040324-0033577, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 9619, page 112, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-V-19-2075

Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Fairsted Park Condominiums, of record in Instrument No. 20021121-0145225, amended in Instrument No. 20030328-0041138, said Register's Office.

Easements of record in Book 3921, page 507, said Register's Office.

Right of Entry Agreement of record in Book 9921, page 620, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2075 Stokes Lane, Nashville, TN 37215.

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 in 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.

Charles A. Eberhardt Date: 9/6/19

Charles A. Eberhardt

_____ Date: _____

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Charles A. Eberhardt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON