Karen Johnson Davidson County
Batch# 294396 DEEDWARR
10/01/2019 03:51:10 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191001-0100220

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eric Rudolf Albrecht
1027 Treaty Oaks Drive
Nashville, TN 37209

SEND TAX BILLS
NEW OWNER

MAP-PARCEL:
MAP 091-06-0-L
PARCEL 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ezekiel D. Pirtle and wife, Amber Watson** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eric Rudolf Albrecht, an unmarried person,** 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 situated in Davidson County, Tennessee, being Unit 56 as established in Declaration of Covenants, Conditions, and Restrictions for Treaty Oak Cottages, a Horizontal Property Regime with Private Elements of record in of record in Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089504, 20160922-009984, 20180725-0072479, and Instrument No. 20190228-0018398, Register's Office for Davidson County, Tennessee with amended Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ezekiel D. Pirtle, unmarried by Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, dated October 18, 2017, of record in Instrument No. 20171023-0108116, Register's Office for Davidson County, Tennessee.
Amber Watson (Wife of Ezekiel D. Pirtle) herein joins to convey any and all rights and interests she may have, if any.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions together with By-Laws and Charter of record in Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089501, 20160922-0099884, 20180725-0072479, and 20190228-0018398; Agreement ;for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140916-0084730; Easement Agreement of record in Instrument No. 20181121-0114523; easements, covenants conditions and all matters and notes as shown on the Declaration of Covenants, Conditions, and Restrictions for Treaty Oak Cottages, a Horizontal Property Regime with Private Elements of record in of record in Instrument No. 20141120-0107174, as amended in Instrument Nos. 20150113-0003651, 20150814-0081914, 20160826-0089504, 20160922-009984, 20180725-0072479, and Instrument No. 20190228-0018398, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1M-RF-19-1021

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1027 Treaty Oaks Drive Nashville, TN 37209.**

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 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 our hands this 27th day of September, 2019.

Ezekiel D. Pirtle

Amber Watson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ezekiel D. Pirtle and wife, Amber Watson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY