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This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd.,
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 327192 DEEDWARR
12/09/2019 02:56:32 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20191209-0126937

Name and Address of New Owner:
Joseph Eckroth
2048 Hickory Brooks Drive
Hermitage, TN 37076

From Information Furnishe
The Parties

Map and Parcel 097-02-0A-380.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RYAN BROOKS AND HEATHER BROOKS, HUSBAND AND WIFE,** has this day bargained and sold and does hereby transfer and convey unto, **JOSEPH ECKROTH, UNMARRIED,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 380, on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 4C, according to plat and survey appearing of record in Instrument No. 20130702-0068170, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ryan Brooks and Heather Brooks, husband and wife by Warranty deed from Zanquetta Demetric Gray, a single woman, dated November 9, 2018, appearing of record in Instrument No. 20181119-0113659, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20080408-0035557, as supplemented and amended in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0031614, Instrument No. 20140424-0034615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617, Instrument No. 20140424-0034618 and Instrument No. 20170906-0091483; Deed for common areas to The Villages of Riverwood Homeowners Association, Inc., of record in Instrument No. 20080630-0067054, Instrument No. 20100108-0001971 and Instrument No. 20110427-0032200; Transmission Line Easement of record in Book 4586, page 242; Easement of record in Book 4049, page 395, Book 4764, Page 324 and Book 7621, page 276; Sanitary Sewer & Pumping Station Easement of record in Instrument No. 20051219-0152201; Storm Water Drainage Easement of record in Instrument No. 20051219-0152202, Instrument No. 20070713-0083651, Instrument No. 20100108-0001965 and Instrument No. 20100108-0001966; Easement of Villages of Riverwood of record in Instrument No. 20081209-0118828; Easement to Comcast of record in Instrument No. 20090109-0002454; Slope easement of record in Instrument No. 20100108-0001967, and Instrument No. 20100108-0001968; and to any and all matters shown on said plat and survey of record in Instrument No. 20130702-0068170; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOSEPH ECKROTH, UNMARRIED,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6 day of December, 2019.

RYAN BROOKS **HEATHER BROOKS**

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **RYAN BROOKS AND HEATHER BROOKS, HUSBAND AND WIFE,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 6 day of December, 2019.

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 4/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $302,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 6th day of December, 2019.

NOTARY PUBLIC
My Commission Expires:

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON