WARRANTY DEED

Karen Johnson Davidson County
Batch# 377323 DEEDWARR
03/25/2020 10:01:03 AM 3 pgs
Fees: $18.00 Taxes $1,746.40

20200325-0032279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Barro and Gregory Barro, Jr.		
(NAME) 917 Winston Place	(NAME) NEW OWNER	118 13 0 206.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **MELISSA ECKSTEIN-HARMON, MARRIED AND SARAH E. RHOADES, MARRIED, EACH AS TO A ONE HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY BARRO AND GREGORY BARRO, JR.**, 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 Westerly 52.5 feet of Lot No. 97 and the Easterly 10 feet of Lot No. 98 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for said County.

Said parts of said lots adjoin and front together 62.5 feet on the Southerly side of Gen. John B. Hood Trail and run back between parallel lines 172 feet to a dead line.

Being the same property conveyed to Emmeline S. Eckstein, by Warranty Deed from Joseph Wayne Spencer and wife, Evelyn P. Spencer, of record in Book 7575, Page 657, in the Register's Office of Davidson County, Tennessee, dated June 10, 1988 and recorded on June 17, 1988. Emmeline Eckstein having died on November 4, 2019. Emmeline S. Eckstein intestate died on November 4, 2019. Her estate is being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 19P2141. Melissa Eckstein-Harmon and Sarah E. Rhoades are the sole heirs at law.

Being the same property conveyed to Melissa Eckstein-Harmon, as to one half (1/2) undivided interest and Sarah E. Rhoades, as to one half (1/2) undivided interest, as a tenant in common, by Administrator's Quit Claim Deed from Melissa Eckstein-Harmon and Sarah E. Rhoades, Co-Administrators of the Estate of Emmeline S. Eckstein, of record in Instrument No. 20200109-0003404, in the Register's Office of Davidson County, Tennessee, dated December 23, 2019 and recorded on January 9, 2020. In addition to the probate record establishing Melissa Eckstein-Harmon and Sarah E. Rhoades as the sole heirs at law, Affidavits of Heirship are recorded in Instrument No. 20200325-0032275 and Instrument No. 20200325-0032276, said Register's Office.

This was never the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 917 Winston Place, Nashville, TN 37204
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19 day of March, 2020

Melissa Eckstein-Harmon

MELISSA ECKSTEIN-HARMON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Eckstein-Harmon, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of March, 2020.

Commission expires: 9/6/2022

James G Swinea

Notary Public

JAMES G. SWINEA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Witness my hand this 19th day of March, 2020

SARAH E. RHOADES

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah E. Rhoades, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2020.

Commission expires: 12/22/2020

Kameron Weston
Notary Public

KAMERON WESTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164048368
MY COMMISSION EXPIRES DECEMBER 22, 2020