Karen Johnson Davidson County
Batch# 392234 DEEDWARR
04/27/2020 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,561.25
20200427-0043886

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
32926-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eastland Partners, LLC 511 Park Hill Drive Nashville, TN 37205	New Owner	07202005200

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Andrew J. Ecker** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Eastland Partners, LLC., a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 3 on the Plan of the Martin Lands, as of record in Minute Book W, Page 90, County Court for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of West Kirkland Avenue, formerly Richardson Avenue, 382 feet easterly from a fence along the L. & N. Railroad right-of-way, being the Southeast corner of a part of Lot No. 3 conveyed to D. L. Jenson by deed from H. H. Richardson and wife, of record in Book 1679, Page 572, Register's Office for said county; thence, along Jenson's easterly line and the same extended, North 4 degrees East 425 feet to a point; thence, South 86 degrees East 100 feet to a point; thence, South 4 degrees West 425 feet to the northerly margin of West Kirkland Avenue, formerly Richardson Avenue; thence, with the margin of the same, North 86 degrees West 100 feet to the BEGINNING.

BEING all of the same property conveyed to Andrew J. Ecker, a married person by warranty deed dated August 13, 2015 from Kirkland Properties, a Tennessee general partnership, of record in Instrument No. 20150821-0084448, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1005 W. Kirkland Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument with an effective date of the 24th day of April, 2020.

Andrew J. Ecker

STATE OF Minnesota]
COUNTY OF Washington]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew J. Ecker, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand, at office this 22 day of April, 2020.

KAREN A. MCCALLUM
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2022

Notary Public
My Commission Expires: 1-31-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $962,500.00.

Affiant

Subscribed and sworn to before me this
24 day of April, 2020.

JEFFREY S. BERZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-6-2023

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 07202005200. Taxes have been prorated between the parties as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Minute Book W, Page 90, County Court for Davidson County, Tennessee.

4. Easement to the Tennessee Electric Power Company, of record in Book 701, Page 317, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

