WARRANTY DEED

Karen Johnson Davidson County
Batch# 406850 **DEEDWARR**
05/28/2020 08:25:13 AM 2 pgs
Fees: $13.00 Taxes: $4,403.00

20200528-0054738

A-JB-20-2110A

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belmont Real Estate Holdings II, LLC	**New Owner**	
(NAME) **1900 Belmont Blvd**	(NAME)	**105-13-0R-001.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EILEEN M. MCCONVILLE, UNMARRIED AND RITA M PIRKL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELMONT REAL ESTATE HOLDINGS II, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A Condominium unit in Davidson County, Tennessee, being all of Unit A, as shown on the Plan of 2110 Eastwood Avenue Townhomes, a Horizontal Property Regime, field as Exhibit C and established by the Declaration of Covenants, Conditions, Retractions appearing of record in Instrument No. 20130726-0077654, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, references to which is hereby made for more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the unit owners, and the By-Laws of the Association Owners.

Being the same property conveyed to Eileen M. McConville, unmarried, and Rita M. Pirkl, unmarried, as tenants in common with the right of survivorship by Warranty deed from Blue Sky Construction Inc., a Tennessee Corporation of record in Instrument No. 20150409-0031259 Register's Office for Davidson County, Tennessee, dated April 06, 2015 and recorded on April 09, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130726-0077654, Register's Office for Davidson County, Tennessee.
- Bylaws of 2110 Eastwood Avenue Townhomes attached as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 2110 Eastwood Avenue Townhomes of record in Instrument Number 20130726-0077654, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20140604-0048356, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2110 #A Eastwood Avenue, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22 DAY OF MAY, 2020.

Eileen M. McConville

Rita M Pirkl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 22nd of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212