Karen Johnson Davidson County
Batch# 470874 DEEDWARR
09/04/2020 12:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200904-0101346

# WARRANTY DEED

B-KW-20-1276

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFF'X SEAL)

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

**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) |
|---|---|---|
| **Laura Eckert** | CMG Mortgage Inc. | |
| (NAME) | (NAME) | 172-04-0A-067.00-CO |
| **1276 Brentwood Highlands Dr.** | 3160 crow canyon Rd. #400 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | San Ramon, CA 94583 | |
| (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, **CHRISTINA M. TOPPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA ECKERT,** 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat at Instrument No. 20000290013331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christina M. Franey, an unmarried woman by Warranty deed from Teresa Diane Kee, formerly know as Teresa Diane Buck and Richard Jason Kee, wife and husband of record in Instrument No. 20131112-0116367 Register's Office for Davidson County, Tennessee, dated November 06, 2013 and recorded on November 12, 2013. Christina M. Franey is now known as Christina M. Topper.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 200002090013331, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Book 11629, Page 906; Instrument No. 20020722-0087704 and Instrument no. 20021121-0144877, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 11189, Page 612; Book 7461, Page 805; Book 9700, Page 773 and Book 11608, Page 467, and Book 7461, Page 773, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11356, Page 840, in the Register's Office for Davidson County, Tennessee.
- Charter of Highlands of Brentwood Homeowners Association, Inc of record in Book 11595, Page 872, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deeds for Open Spaces of record in Instrument Number 20000407-0035205, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1276 Brentwood Highlands Dr., Nashville, Tennessee 37211**.

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 25th DAY OF AUGUST, 2020.

Christina Topper
Christina M. Topper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA M. TOPPER, 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 25th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE MCCOIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-20-2021

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

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021