THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930009**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2020. Notary Public My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 493739 DEEDWARR
10/12/2020 09:15:55 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20201012-0118037

WARRANTY DEED

Address New Owner: Andrew Eichorn 4108 Rockdale Avenue Nashville TN 37204	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 132 01 0 013.00

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, **BBK Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Ronald Eichorn, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of Block 15 on the Map of College Park, as of record in Book 843, Page 29, Register's Office for said County.

Said Lot No. 1 fronts 92 feet 8 inches on the East side of Rockdale Avenue and runs back between lines, along the South margin of Belvidere Drive, 150 feet to a dead line in the rear, on which it measures 88 feet 5 inches.

Being the same property conveyed to Buchanan Family, LLC, a Tennessee limited liability company, by Quitclaim Deed from Alford Family, LLC, a Tennessee limited liability company, of record in Instrument No. 20081230-0123646, in the Register's Office of Davidson County, Tennessee, dated December 22, 2008, and recorded on December 30, 2008. Merger of Buchanan Family, LLC to BBK Properties, LLC of record in Instrument No. 20091229-0118139.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Park, as recorded in Plat Book 843, Page(s) 29.

Easement for the flow of the waters of the West Fork Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the West Fork Browns Creek, free from diminution or pollution.

This is improved property located at 4108 Rockdale Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2020.

BBK Properties, LLC, a Tennessee limited liability company

BY: Jonathan B. Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan B. Harris, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of BBK Properties, LLC, a Tennessee limited liability company, the within named bargainer, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 9th day of October, 2020.

Notary Public
My Commission Expires: _____

