THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930719** Karen Johnson Davidson County Batch# 507700 DEEDWARR 11/03/2020 09:19:37 AM 2 pgs Fees: $13.00 Taxes: $1,183.63 20201103-0128270	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $319,900.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires: 7/3/23 KAREN B HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2023

WARRANTY DEED

Address New Owner: Bryan L. Poitras 1803 Broadway #608 Nashville TN 37203	Send Tax Bills To: CMG Mortgage, Inc. dba CMG Financial 3160 Crow Canyon Road Ste. 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 092 16 0D 608.00

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, **Daniel Eckman and Molly Eckman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Lee Poitras, a single 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 Unit 608, The Bristol on Broadway, A Condominium Development, as established under Master Deed of record in Instrument No. 20050517-0055639, and amended record in Instrument No(s). 20060307-0026614 and 20070615-0071857, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particulars description of said Unit.

Together with Parking Stall #195.

Being the same property conveyed to Molly K. Siebert and Husband, Daniel Eckman, by Warranty Deed from Leroy Allen Austin, An Unmarried Man, of record in Instrument No. 20070808-0094894, in the Register's Office of Davidson County, Tennessee, dated July 31, 2007 and recorded on August 08, 2007.

Molly K. Siebert is n/k/a Molly Eckman.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John Boyd Home Place Nashville, as recorded in Plat Book 21, Page(s) 39.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Bristol on Broadway, A Condominium Development Condominium of record in Instrument

No. 20050517-0055639, as amended by instrument(s) of record in Instrument No(s). 20060307-0026614 and 20070615-0071857; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Limited Easement, recorded in Instrument No. 20071113-0132706.

Grant of Easement, recorded in Instrument No. 20161212-0130093.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BS2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 1803 Broadway #608 Nashville TN 37203

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 30th day of October, 2020.

daniel eckman
by Kate rosenthal attorney in fact

Daniel Eckman
BY: Kate Rosenthal, Attorney-in-fact

Molly Eckman
by Kate rosenthal attorney in fact

Molly Eckman
BY: Kate Rosenthal, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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, and who further acknowledged that she is the Attorney-in-Fact for Daniel Eckman and Molly Eckman and that she is authorized by Daniel Eckman and Molly Eckman to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of October, 2020.

Notary Public
My Commission Expires: _____

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