WARRANTY DEED

Karen Johnson Davidson County
Batch# 560183 DEEDWARR
01/25/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210125-0010475

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is :
$335,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2021.

Notary Public

My commission expires: 12-18-22

(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Dixon Jonathan Babb	Same	**Map 081-03-0-J Parcel 001.00co**
2137 A 14th Avenue North		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Preston Eggers, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dixon Jonathan Babb, unmarried, as sole owner

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit A of Homes at 2137 14th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2137 14th Avenue North of record in Instrument No. 20160210-0012823, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Preston Eggers, a single man, as to an undivided 99% interest, and Glen P. Eggers, a married man, as to an undivided 1% interest, as joint tenants with right of survivorship, by Deed dated March 8, 2017, from TBC Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170310-0023693, and further conveyed to Preston Eggers, a single man, by Quitclaim Deed dated July 1, 2017, from Preston Eggers, a single man, as to an undivided 99% interest, and Glen P. Eggers, a married man herein joined by his spouse, Yancine Eggers, as to an undivided 1% interest, as joint tenants with right of survivorship, of record in Instrument No. 20190722-0071501, Register's Office for Davidson County, Tennessee. Quitclaim from Glen P. Eggers dated January 9, 2021 of record in Instrument No. _____20210125001047 4_____, said Register's Office.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160210-0012823, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Homes at 2137 14th Avenue North, of record in Instrument No. 20160210-0012823, Register's Office for Davidson County, Tennessee. (3) Charter of Homes at 2137 14th Avenue North Homeowners' Association, Inc. of record in Instrument No. 20160210-0012822, Register's Office for Davidson County, Tennessee. (4) All matters as shown of record in Book 57, Page 26, said Register's Office. (5) Taxes for the current year which were prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **2137 A 14th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **22nd** day of **January, 2021.**

Preston Eggers

Preston Eggers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Preston Eggers,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **January, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

