Karen Johnson Davidson County
Batch# 564339 DEEDWARR
01/29/2021 10:55:07 AM 2 pgs
Fees: $13.00 Taxes: $5,217.00
20210129-0013252

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,410,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2021.

Notary Public
My Commission Expires: 4/8/24

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John M. Griffin and Laurie A. Griffin 1732 Glen Echo Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117-15-2E-001.00-CO

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, **Glen Echo Partners, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Griffin and Laurie A. Griffin, husband and wife**, ("Grantees"), their 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 No. 1732 on the plan of Homes at Glen Echo, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at Glen Echo, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190122-0006137, amended in Instrument No. 20200812-0089559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to CHRISTOPHER FARRAN by deed from ALBERTA N. MARTIN, AS CO-TRUSTEE AND HENRY E. MARTIN, II, AS SUCCESSOR CO-TRUSTEE OF THE HENRY E. AND ALBERTA N. MARIN REVOCABLE LIVING TRUST DATED AUGUST 6, 2003, A REVOCABLE LIVING TRUST, of record in Instrument No. 20161205-0127142, dated December 1, 2016, said Register's Office.

Being a portion of the same property conveyed to GLEN ECHO PARTNERS, LLC, by deed from CHRIS FARREN, of record in Instrument No. 20170117-0004884, dated January 17, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-15-2E-001.00-CO.

Matters shown on the Plan of record in Plat Book 1424, page 52, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20180503-0042419, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20181218-0123030, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Instrument No. 20190122-0006137, amended in Instrument No. 20200812-0089559, said Register's Office.

Easement Agreement of record in Instrument No. 20200812-0089560, said Register's Office.

This is improved property located at 1732 Glen Echo Road Nashville TN 37215

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 28th day of January, 2021.

Glen Echo Partners, LLC

Authorized Agent

By: Shira Kingrey, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Glen Echo Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 28th day of January, 2021.

J Anderson

Notary Public

My Commission Expires: _____

