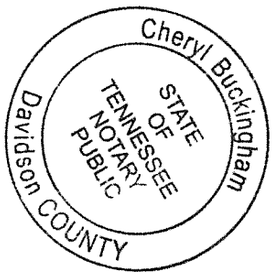
Karen Johnson Davidson County
Batch# 715859 DEEDWARR
09/15/2021 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20210915-0123565

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-081713

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Western Lion Group LLC | New Owner | |
| (NAME) | (NAME) | |
| 7006 Persimmon Tree Rd. | | 130-16-0-018.00 |
| (ADDRESS) | (ADDRESS) | |
| Bethesda, MD 20817 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,100,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **FELIX MICHAEL ECKHARD, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WESTERN LION GROUP LLC, A MARYLAND LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 2, Block "K" on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, Page(s) 12, 13 and 14, 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 Felix Michael Eckhard and wife, Caroline Alma Eckhard by Warranty deed from Patrick Barry Moody and wife, Amanda B. Moody of record in Instrument No. 20050615-0068485 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on June 15, 2005.

Being the same property conveyed to Felix Michael Eckhard and wife, Caroline Alma Eckhard, Co-Trustees of the Eckhard Revocable Trust, dated December 20, 2001 by Quitclaim deed from Felix Michael Eckhard and wife, Caroline Alma Eckhard of record in Instrument No. 20050920-0113003 Register's Office for Davidson County, Tennessee, dated September 17, 2005 and recorded on September 20, 2005.

Being the same property conveyed to Felix Michael Eckhard by Quitclaim deed from Felix Michael Eckhard and wife, Caroline Alma Eckhard, Co-Trustees of the Eckhard Revocable Trust, dated December 20, 2001 of record in Instrument No. 20080807-0081557 Register's Office for Davidson County, Tennessee, dated August 07, 2008 and recorded on August 07, 2008.

Being the same property conveyed to Felix Michael Eckhard by Quitclaim deed from Caroline Alma Eckhard of record in Instrument No. 20081027-0107015 Register's Office for Davidson County, Tennessee, dated October 21, 2008 and recorded on October 27, 2008.

Being the same property conveyed to Felix Michael Eckhard and Kathleen A. Lappe, husband and wife by Quitclaim deed from Felix Michael Eckhard of record in Instrument No. 20160719-0073957 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 19, 2016.

Being the same property conveyed to Felix Michael Eckhard by Quitclaim deed from Kathleen A. Lappe of record in Instrument No. 20170525-0052309 Register's Office for Davidson County, Tennessee, dated May 22, 2017 and recorded on May 25, 2017.

Kathleen A. Lappe, spouse of Felix Michael Eckhard, has never occupied the property as her primary residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2408 Hemingway Drive, Nashville, TN 37215

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 the 10th day of September, 2021

Felix Michael Eckhard

***Please Return to:***

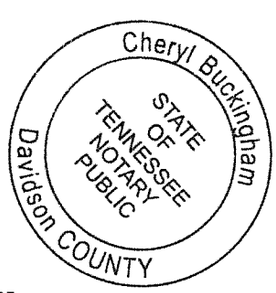
**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Felix Michael Eckhard, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of September, 2021.

Notary Public
My Commission Expires: 05-05-2025
(SEAL)



Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/10/2021.

Date

Affiant Signature

9/13/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of September, 2021.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025