Karen Johnson Davidson County
Batch# 731381 DEEDWARR
10/07/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20211007-0134857

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $715,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2021.

Notary Public

My commission expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
Notary Stamp
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brian Eckert and Nancy Eckert	New Owners	093-06-1J-121.00-CO
415 Church St #1714		
Nashville, TN 37219		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James R. Hooper and Marcia M. McMurray, husband and wife, as tenants in common with right of survivorship

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brian Eckert and Nancy Eckert, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1714 of the horizontal property regime of Viridian Condominium, as described in the Master Deed of Viridian Condominiums, of record in Instrument Number 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, and Instrument No. 20140128-0007721 and 201710020100849 and Instrument No, 201805100045059 and Instrument No. 20210316-0034923 and Instrument No. 20210504-0059486 and Instrument No. 20210527-0071781 and Instrument No. 20210224-0022602, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

SP 11/2015

Being the same property conveyed to James R. Hooper and Marcia M. McMurray, as tenants in common with right of survivorship by Warranty deed from Gregory P. Richardson, married of record in Instrument No. 20111109-0087704 Register's Office for Davidson County, Tennessee.

This is improved property known as **415 Church St #1714, Nashville, TN 37219.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of October, 2021.

James R. Hooper

Marcia M. McMurray

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James R. Hooper and Marcia M. McMurray, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of October, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000322-524

SP 11/2015

I, Emily Prophet, 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 10-1-21 (date of document).

Affiant Signature

10-5-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of October, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

