File No. 270600285

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 10:30 2 pgs
Fees:13.00 Taxes:610.50
20070703-0079298

JERRY A. KENNON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

BOX 13
134128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary A. Echols	~~Mary A. Echols~~ Wells Fargo Bank N.A	58-9A 50C0
(NAME) 2101 Maynard Court	(NAME) P.O Box 5708	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Springfield OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BILLIE M. HECK AND BOB L. HECK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY A. ECHOLS, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), I HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *Husband and wife.

BEING Lot 25 on the Plan of Creekside Trails, Phase 2 of record as Instrument No. 20000426-0041282 as amended in Instrument No. 20020709-0082562 and as amended by Instrument No. 20030417-0051277 as re-recorded as Instrument No. 20030417-0051461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Billie M. Heck and Robert L. Heck by deed from NVR, Inc., dated June 19, 2003, and recorded on June 23, 2003, Instrument No. 20030623-0086320, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20000426-0041282, amended in Instrument No. 20020709-0082562, amended in Instrument No. 20030417-0051277, and re-recorded in Instrument No. 20030417-0051461, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20000915-0092002, Instrument No. 20011025-0117168, and Instrument No. 20020828-0103983, Register's Office of said County.

Water Easement as shown of record in Deed Book 6255, Page 578, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Deed Book 8326, Page 230, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20010110-100954, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20011126-0128291, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 10871, Page 532, Register's Office for said County.

This conveyance is further 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, and (5) other matters of public record.

BH BH

unimproved ☐

This is improved ☒ property, known as 2101 Maynard Court, Nashville, TN 37218

(House Number) (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 GRANTEE(S), I heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), I 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 hands this 25th day of June, 2007.

Billie M. Heck

Bob L. Heck

STATE OF TENNESEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Billie M. Heck and Bob L. Heck the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2007.

Commission expires:

JERRY A. KENNON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

My Commission Expires MAR. 27, 2010

Notary Public

File Number: 270600285

RETURN TO:

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027