File No. 91030

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett P. Echerd	New Owner	160 03 0 085.00
(NAME)	(NAME)	
5330 Anchorage Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vicki Ervin Agee and Charles R. Ervin III, devisees under the Last Will and Testament of Loretta A. Ervin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brett P. Echerd and wife, Katherine P. Echerd, 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 the 6th Civil District of Davidson County, Tennessee, being Lot No. 228 on the Plan of Haileywood Estates, Section 8-A, as of record in Book 2854, page 82, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southwesterly margin of Anchorage Drive, common corner of Lots 227 and 288; thence southwesterly with the line between said two lots, 292.0 feet to a point; thence northwesterly 185.5 feet to a point; thence northeasterly with the margin of an unnamed street, 223.6 feet to a point; thence around a curve in an easterly direction, 36.2 feet to a point in the southeasterly margin of Anchorage Drive; thence with the margin of said Drive, southeasterly 73.8 feet to the point of beginning.

Being the same property conveyed to Charles R. Ervin, Jr. and wife, Loretta A. Ervin by deed from Thomas C. Summers, dated January 22, 1960 and recorded on January 26, 1960 in Book 3026, Page 381, Register's Office, Davidson County, Tennessee. The said Charles R. Ervin, Jr. died on July 23, 1989 leaving Loretta A. Ervin as the surviving tenant by the entirety. Loretta A. Ervin died on December 4, 2008 testate devising said property to her two children, Vicki Ervin Agee and Charles R. Ervin, III. See Last Will & Testament of Loretta A. Ervin of record in the Probate Court Clerk Office for Davidson County, Tennessee (Docket #09P-397).

Subject to easements and/or restrictions of record in Book 2854, page 82 and Book 3000, page 334, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6229, page 531, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

BILL GARRETT, Davidson County
Trans:T20090076095 DEEDWARR
Recvd: 11/06/09 15:04 2 pgs
Fees:13.00 Taxes:814.00

20091106-0103056

File No. 91030

unimproved ☐

This is improved ☒ property, known as 5330 Anchorage Drive, Nashville, TN 37220

(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 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 our hands this 5th day of November, 2009.

Vicki Ervin Agee

Charles R. Ervin III

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicki Ervin Agee and Charles R. Ervin III, devisees under the Last Will and Testament of Loretta A. Ervin, 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.

Witness my hand and official seal this 5th day of November, 2009.

Commission expires: 2/26/12

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212