WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101513 DEEDWARR
Recvd: 12/03/13 14:32 2 pgs
Fees:13.00 Taxes:647.50
20131203-0123155

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Eckman	Cross Country Mtg	174-01-0A
(NAME)	(NAME)	(MAP)
1016 Shire Drive	6850 Miller Road	051.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Cane Ridge, TN 37013	Brecksville, OH 44141	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Michael J. Wagner, single man, and Nicole M. Zeller, single woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph Eckman and wife, Nicole Eckman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of First Amendment, Rivendell Woods, Phase One - Section One, of record in Instrument No. 20070329-0037618, 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 Michael J. Wagner and Nicole M. Zeller by Deed from Ole South Properties, Inc., a Tennessee Corporation of record at Instrument No. 20071127-0137608, Register's Office for Davidson County, Tennessee, 11/16/2007 and recorded on 11/27/2007.

1016 Shire Drive, Cane Ridge TN 37013

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1016 Shire Drive, Cane Ridge, Tennessee 37013

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 7th day of November, 2013.

Michael J. Wagner

Nicole M. Zeller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael J. Wagner; Nicole M. Zeller with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 7th day of November, 2013.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122