BILL GARRETT, Davidson County
Trans:T20140005223 DEEDWARR
Recvd: 01/23/14 10:22 2 pgs
Fees:13.00 Taxes:444.00
20140123-0006385

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2014

Notary Public
My commission expires: 9-9-2014

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Echo Five, LLC	New Owner	083-02-0-312
1100 Douglas Avenue		
Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Teresa H. Leonard and Michael Allan Leonard, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Echo Five, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain parcel of real estate located in Davidson County, Tennessee, described as follows, to-wit:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 9461, Page 995, ID# 83.02-312, being known and designated as Lot 5, Beaumont Place, filed in Plat Book 332, Page 38, recorded May 7, 1907.

Being the same property conveyed to Teresa H. Leonard and Michael Allan Leonard, wife and husband, by Quitclaim Deed from Teresa H. Gambill n/k/a Teresa H. Leonard and husband, Michael Allan Leonard, recorded July 21, 1999 in Book 11580, Page 972, Register's Office for Davidson County, Tennessee and being the same property conveyed to Teresa H. Gambill by Warranty Deed from Gwendolyn B. Robinson and Cynthia L. Daugherty and Edward S. Cherry, dated September 12, 1994 in Book 9461, Page 995, Register's Office for Davidson County, Tennessee.

This property is improved property known as 306 Manchester Avenue, Nashville, TN 37206

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of January, 2014.

Teresa H. Leonard

Teresa H. Leonard

Michael Allan Leonard

Michael Allan Leonard

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 **Teresa H. Leonard and Michael Allan Leonard** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 15th day of January, 2014.

Etta Carter

Notary Public

My Commission expires: 11/3/15

FILE NO: 2013122862

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON