BILL GARRETT, Davidson County
Trans:T20140005223 DEEDWARR
Recvd: 01/23/14 10:23 2 pgs
Fees:13.00 Taxes:481.00

20140123-0006386

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

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	083-02-0-304
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, **Nerissa A. Ferrell, an unmarried woman,** 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 County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 5 on the Plan of Thompson's Bond Subdivision of record in Book 547, Page 39, and also being shown as Lot No. 3 in the J.W. Butts re-subdivision according to a survey by Pete Meyer in March 1946.

Said part of Lot fronts 50 feet on the westerly side of Manchester Avenue and runs back between lines 279.2 feet on the north line and 274.3 feet on the south line to an alley of which it measures 50 feet.

Being the same property conveyed to Nerissa A. Ferrell from Hosanna H. Banks, (married) and husband Theodore Allen Rice, by Warranty Deed recorded on May 4, 1999 in Book 11461, Page 35, Register's Office for Davidson County, Tennessee.

This property is improved property known as 311 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.

Nerissa A. Ferrell

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 **Nerissa A. Ferrell** 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.

Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013112825