BILL GARRETT, Davidson County
Trans:T20140075395 DEEDWARR
Recvd: 10/06/14 13:56 2 pgs
Fees:13.00 Taxes:1480.00
20141006-0092443

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 $400,000.00

Brittany Davis
Affiant

Subscribed and sworn to before me, this 29th day of September, 2014.

Jennifer Crowell
Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel Yost 306 B Manchester Avenue Nashville, TN 37206	New Owner	83.02-312

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, **Echo Five, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Rachel Yost, an unmarried woman,** 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:

Being Unit B, 306, Manchester Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20140218-0013583, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Echo Five, LLC, a Tennessee limited liability company, by Deed from Teresa H. Leonard and Michael Alan Leonard, husband and wife, by Warranty Deed recorded on January 23, 2014 and of record as Instrument No. 20140123-0006735, said Register's Office.

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

This conveyance is subject to the following: (1) all matters appearing of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee; (2) Declaration of Covenants, Conditions and Restrictions for 306 Manchester Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140218-0013583, Register's Office for Davidson County, Tennessee

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 29th day of September, 2014.

Echo Five, LLC, a
Tennessee limited liability company

By: _____
Britnie Turner
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Britnie Turner, Manager of Echo Five, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Manager.

Witness my hand and official seal at this 29th day of September, 2014.

_____
Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2014093275