Davidson County DEEDWARR
Recvd: 12/17/14 14:32 3 pgs
Fees:18.00 Taxes:777.00
20141217-0115542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Dec, 2014

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

K. CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2014-0836

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Echo Five, LLC	Same As New Owner	081-08-425.00
(NAME)	(NAME)	
1717 6th Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark Waynick and Donya Waynick, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Echo Five, LLC,** 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 Davidson County, Tennessee, being Lot No. 206 on the Plan of North Nashville Real Estate Company's Plan, of record in Plat Book 21, Page 105, in the Register's Office for Davidson County. Said Lot fronts 50 feet on the westerly side of 6th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mark A. Waynick (as to a 1/2 interest) by Deed from J. O. Bean and wife, Geraldine Bean, of record in Book 8543, Page 804, Register's Office for Davidson County, Tennessee, dated January 20, 1991 and recorded on February 5, 1992.

Being a portion of the same property conveyed to Mark Waynick by Deed from Geraldine Prosser Bean, unmarried, of record in Book 11223, Page 218, Register's Office for Davidson County, Tennessee, dated November 20, 1998 and recorded on November 30, 1998.

Being a portion of the same property conveyed to Donya Waynick (to create a tenancy by the entirety) with Mark Waynick by Deed from Mark Waynick, of record in Book 11223, Page 222, Register's Office for Davidson County, Tennessee, dated November 20, 1998 and recorded on November 30, 1998.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This property, known as 1717 6th Avenue N., Nashville, TN 37208
(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 my/our hand(s) this 15th DAY OF Dec, 2014.

Mark Waynick by Yvette Nelson, his attorney in fact
Mark Waynick

Donya Waynick by Yvette Nelson her attorney in fact
Donya Waynick

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Waynick and Donya Waynick, with whom I am personally acquainted (or provided 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 the 15th day of December, 2014.

K Lloyd
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact, for Mark Waynick and Donya Waynick, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whol acknowledged the she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Mark Waynick and Donya Waynick, their free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument Number 20141217-0115541, Register's Office of Davidson County, Tennessee.

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

K Cloyd
Notary Public

7-5-16
My Commission Expires

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K Cloyd
Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON