BILL GARRETT, Davidson County
Trans:T20150055669 DEEDWARR
Recvd: 07/09/15 14:25 2 pgs
Fees:13.00 Taxes:1267.99
20150709-0066859

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MST 2015-0478 (Seller only)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2015

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

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
Aaron James Bertrand, unmarried	Guaranty Trust Company	082-05-0-P-006.00CO
(NAME)	(NAME)	
1706 C 4th Ave N.	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Murfreesboro, TN 37129	
(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, **Echo Five, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron James Bertrand, unmarried,** 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 Unit No. 6 as shown on the Plan of 4th Avenue Cottages, Salemtown Square, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Square Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20141114-0105158, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Echo Five, LLC, a Tennessee limited liability company, by Warranty Deed from Aerial Investment Properties, LLC, of record in Instrument Number 20140905-0081248, Register's Office for Davidson County, Tennessee, dated August 26, 2014, and recorded on September 5, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Salemtown Square Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument Number 20141114-0105158, Register's Office for Davidson County, Tennessee, with By-Laws of Salemtown Square Townhomes Owners Association, Inc. appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of Homeowner's Association of record in Instrument Number 20130930-0102049, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of 4th Avenue

Cottages, Salemtown Square, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Square Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20141114-0105158, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140714-0061626, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1706 C 4th Ave N., Nashville, TN
(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 7th DAY OF July, 2015

Echo Five, LLC

BY: _____

Monte Poe, its Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of July, 2015.

_____
Notary Public

My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON