WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/15 14:01 3 pgs
Fees:18.00 Taxes:1455.58
20150713-0068028

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF July, 2015

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2015-0054

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
Karl A. Bailey	F + M Bank	082050P00200CO
(NAME)	(NAME)	
1706 A 4th Ave N.	500 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN37208	Clarksville, TN 37040	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karl A. Bailey and Emily Bailey, husband and wife,** 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. 2 of The Plan of Salemtown Square Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" of Salemtown Square Townhomes, of record in Instrument No. 20141114-0105158, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the property conveyed to Echo Five, LLC, a Tennessee limited liability company, by Warranty Deed of Aerial Investment Properties, LLC dated 08/26/2014 and filed in Instrument No. 20140905-0081248, said Register's Office. - Previous Deeds: Being a portion of the property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company from The University of Tennessee, a public educational entity of the State of Tennessee, by Quitclaim Deed and recorded on January 14, 2014 of record in Instrument No. 20140114-0003506, Register's Office of Davidson County, TN; AND being a portion of the property conveyed to The University of Tennessee, a public educational corporation of the State of Tennessee by Warranty Deed of John B. Downey and wife, Miriam E. Downey, recorded on August 15, 1988 in Book 7626, page 648, Register's Office of Davidson County, Tennessee.

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. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens

provided in the Covenants, Conditions and Restrictions recorded Inst. #20141114-01505158, RODC, TN. All matters as set forth on the plat of record in Plat Book 21, page 7, Register's Office for said County.

This property, known as 1706 A 4th Ave 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 7 DAY OF July, 2015.

Echo Five, LLC

BY: _____

Title: 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 7 day of July 20 15.

_____
Notary Public

My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Lynn 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, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

