BILL GARRETT, Davidson County
Trans:T20150070713 DEEDWARR
Recvd: 08/21/15 09:33 3 pgs
Fees:18.00 Taxes:962.00

20150821-0084448

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #15075

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Andrew J. Ecker 8852 67th St. Bays Cottage Grove, MN 55016	New Owner	07202005200

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Kirkland Properties, a Tennessee general partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Andrew J. Ecker, a married person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being part of Lot No. 3 on the Plan of the Martin Lands, as of record in Minute Book W, page 90, County Court for said county, and described as follows:

Beginning at a point in the northerly margin of West Kirkland Avenue, formerly Richardson Avenue, 382 feet easterly from a fence along the L. & N. Railroad right-of-way, being the southeast corner of a part of Lot No. 3 conveyed to D. L. Jenson by deed from H. H. Richardson and wife, of record in Book 1679, page 572, Register's office for said county, thence along Jensen's easterly line and the same extended, north 4 degrees east 425 feet to a point, thence south 86 degrees east 100 feet to a point; thence south 4 degrees west 425 feet to the northerly margin of West Kirkland Avenue, formerly Richardsons Avenue, thence with the margin of the same north 86 degrees west 100 feet to the beginning.

Being the same property conveyed to Kirkland Properties, a Tennessee general partnership by Quitclaim Deed from Raymond M. Vandiver, an unmarried man and Joseph L. Carlisle and wife, Rhonda C. Carlisle recorded on February 22, 2000 of record in Instrument Number 20000222-0017097, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.

2. All matters as shown on Plat Book W-90 County Court, said Register's Office for Davidson County, Tennessee.
3. Easement of record as shown on Book 7001, page 317, said Register's Office for Davidson County, Tennessee.

This is improved real property located on 1005 Kirkland Avenue, Nashville, Tennessee 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me this 13th day of August, 2015.

Notary Public

Commission Expires: 9-10-2018

DAWN PHILLIPS SHEEHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, it's heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of August, 2015.

Kirkland Properties, a Tennessee General Partnership

By: Raymond Vandiver, Managing Partner

By: Joseph Carlisle, Partner

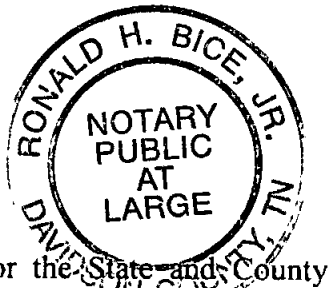
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Raymond Vandiver with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Partner of Kirkland Properties, a Tennessee general partnership and that he as such Managing Partner execute the foregoing instrument for the purposes therein contained, by signing the name of the Kirkland Properties, a Tennessee general partnership.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of August, 2015.

Ronald H Bice Jr
Notary Public

My Commission Expires: 11-06-15



STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Joseph Carlisle with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Partner of Kirkland Properties, a Tennessee general partnership and that he as such Partner execute the foregoing instrument for the purposes therein contained, by signing the name of the Kirkland Properties, a Tennessee general partnership.

WITNESS my hand and official seal at Nashville, Tennessee this 13th day of August, 2015.

Ronald H Bice Jr
Notary Public

My Commission Expires: 11-06-15

