BILL GARRETT, Davidson County
Trans:T20150078862 DEEDWARR
Recvd: 09/16/15 15:44 2 pgs
Fees:13.00 Taxes:899.10
20150916-0094115

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $243,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of September, 2015.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Echo Construction, LLC	New Owner	
1308 Gallatin Avenue		07211045500
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOSHUA R. ETHRIDGE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ECHO CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described, lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee to wit:

Being Lot No. 15, the north 20 feet of Lot No. 16 and all that part of Essex Avenue (now closed) lying between Lots Nos. 15 & 16 on the plan of Riverside Drive Subdivision of Record in Book 974, pages 60 & 61 Registers Office, Davidson County, Tennessee. Said property fronts 110 Feet on the easterly margin of Riverside Drive and running back between parallel lines, the northern line being 158 feet, more or less, and the southern line being 160 feet, more or less, to a dead line in the rear measuring 110 feet thereon.

Being the same property conveyed to Joshua R. Ethridge, unmarried by Warranty deed from Oliver R. Arnold, unmarried of record in Instrument No. 20111227-0100397 Register's Office for Davidson County, Tennessee, dated November 7, 2011 and recorded on December 27, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1901 Riverside Drive, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs

and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2015.

Joshua R. Ethridge

STATE OF North Carolina
COUNTY OF New Hanover

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua R. Ethridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2015.

Notary Public

My Commission Expires: 4/20/2016.

TAMICA KATZMANN
Notary Public
New Hanover County
North Carolina
My Commission Expires Apr 20, 2016