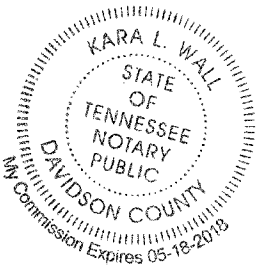
Davidson County	DEEDWARR
Recvd: 04/20/16 08:57	3 pgs
Fees:18.00 Taxes:758.50	
20160420-0038080	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2016.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Craig A. Eck	Bank of Tennessee	033060A01100CO
1160 Campbell Rd	P.O. Box 4980	
Goodlettsville, TN 37072	Johnson City, TN 37602	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shannon Kathleen Matthews f/k/a Shannon Kathleen Hendricks, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Craig A. Eck, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section One, Echo Hill Estates, as of record in Plat Book 6900, Page 634, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Shannon Kathleen Hendricks, unmarried by Warranty deed from Robert E. Reedy, unmarried and Rita C. Alexander, unmarried, of record in Instrument No. 2006726-0090309, Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on July 26, 2006.

John Matthews, husband of Shannon Kathleen Matthews, joins in the execution of this instrument to convey his marital interests, if any, in the subject property.

This is improved property known as **1160 Campbell Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 follows: All matters shown on the Plan of record in Plat Book 6900, Page 634, Covenants, Conditions and Restrictions of record in Book 7489, Page 988, Book 7699, Page 949, Book 8265, Page 436, Book 7495, Page 184, Book 7699, Page 949, Book 8612, Page 821, and Book 9083, Page 26, HOA Charter of record in Book 7495, Page 177, and in Book 7703, Page 641, Abandonment of Easement of record in Book 8781, Page 769, Owners Dedication of Easement to NES of record in Book 7586, Page 724, Book 7601, Page 979, and in Book 7654, Page 88, HOA Quitclaim Deeds of record in Book 7704, Page 773, and in Book 7704, Page 776, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee, and Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of April, 2016.

Shannon Kathleen Matthews

John Matthews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shannon Kathleen Matthews and John Matthews, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 7th day of April, 2016.

Notary Public
My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

SolomonParks File No. 160013 8119 Isabella Lane, Ste 104, Brentwood, TN 37027

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).