BILL GARRETT, Davidson County
Trans:T20160034418 DEEDWARR
Recvd: 04/26/16 14:53 2 pgs
Fees:13.00 Taxes:666.00
20160426-0040708

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of April, 2016. Notary Public My commission expires: 8-23-2016

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:
Catherine C. Howard	NEW OWNER	
535 Maplewood Ln		061-05-0-014.02
Nashville, TN 37216		

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, **ECHO CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE C. HOWARD**, 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:

Land in the 12th Civil District of Davidson County, Tennessee, being known as Tract "B" on the unrecorded Map of the H.C. Pearson Property on Maplewood Lane and described according to a survey made by Collier Parrish & Associates, Dated September 17, 1963.

Beginning at a point in the center of Maplewood Lane 100 feet Easterly from a point which is opposite the concrete monument set at the Southeast corner of Lot No. 356 on the Plan of Gra-Mar Acres, Section XX, as of record in Book 2663, page 113, Register's Office for said County, being the corner of Tracts "A" and "B"; thence with the line between said tracts North 4' 16" East 281.19 feet to a point; thence South 84' 09" East 161.77 feet to a point in the Northwest corner of Tract "C" on said Plan; thence with the line between Tracts "B" and "C" South 4' 16" West 276.71 feet to a point in the center of Maplewood Lane; thence with the center of the same, North 85' 44" West 161.55 feet to the point of beginning.

Being the same property conveyed to Rosa Trevino-Alvarez by Quitclaim deed from Frank H. Trevino and wife, Julia A. Trevino of record in Instrument No. 20061214-0154243 Register's Office for Davidson County, Tennessee, dated November 02, 2006 and recorded on November 14, 2006 and Scrivener's Error recorded in Instrument No. 20150330-0027381, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Riverside Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Rosa M. Peter fka Rosa Trevino-Alvarez, a married woman of record in Instrument No. 20150709-0066666 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 09, 2015.

Being the same property conveyed to Echo Construction, LLC, a Tennessee Limited Liability Company by Warranty deed from Riverside Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150709-0066675 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 09, 2015.

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 535 Maplewood Ln, 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 22nd day of April, 2016.

Echo Construction, LLC, a Tennessee Limited Liability Company

Eduardo Pizarro, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eduardo Pizarro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of Echo Construction, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018