BILL GARRETT, Davidson County
Trans:T20170001312 DEEDWARR
Recvd: 01/05/17 14:56 2 pgs
Fees:13.00 Taxes:1227.66

20170105-0001537

Warranty Deed

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $331,800.00.

Affiant

Subscribed and sworn to before me, this the 4th day of January, 2017.

Notary Public

My commission expires: 7-3-17

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:
Brewer Heath Meghan MacDonald	Legacy Home Loans, LLC	
1626 B Northview Avenue	8119 Isabella Lane, Suite 105	072-10-0M-001.00-CO
Nashville, TN 37216	Brentwood, TN 37027	

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 **BREWER HEATH, AN UNMARRIED PERSON AND MEGHAN MACDONALD, AN UNMARRIED PERSON**, 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 Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1626 Northview Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150507-0041980, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Charles E. Robinson and wife, Gwendolyn W. Robinson by Warranty deed from Maybelle M. Winstead, an unmarried person of record in Book 9450, page 342 Register's Office for Davidson County, Tennessee, dated August 22, 1994 and recorded on August 30, 1994.

Being a portion of the same property conveyed to The Charles E. and Gwendolyn W. Robinson Revocable Living Trust, dated November 13, 2014, Charles E. or Gwendolyn W. Robinson, Trustees by Quit Claim deed from Charles E. and Gwendolyn W. Robinson of record in Instrument No. 20141114-0105294 Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 14, 2014.

Being a portion of the same property conveyed to Echo Construction, LLC, a Tennessee limited liability company by Warranty deed from Charles E. Robinson and Gwendolyn W. Robinson of record in Instrument No. 20150202-0009718 Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on February 02, 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 1626 B Northview Avenue, 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 4th day of January, 2017.

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 4th day of January, 2017.

Notary Public

My Commission Expires:

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