BILL GARRETT, Davidson County
Trans:T20170041325 DEEDWARR
Recvd: 05/15/17 15:36 2 pgs
Fees:13.00 Taxes:166.50
20170515-0048208

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460000.00
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 2017.
Notary Public
MY COMMISSION EXPIRES: 9/25/19

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
MORGAN HOMES, INC.	New Owner	033-06-0-A/061.00
(NAME) 102 HAZEL PATH, SUITE 4	(NAME)	
(ADDRESS) HENDERSONVILLE, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, J.D. EATHERLY FOR EATHERLY PROPERTIES, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MORGAN HOMES, INC., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 53 ON THE FINAL PLAT OF ECHO HILL ESTATES, SECTION FOUR, OF RECORD IN INSTRUMENT NO. 20050127-0010265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO J.D. EATHERLY FOR EATHERLY PROPERTIES, BY WARRANTY DEED FROM ECHO HILL JOINT VENTURE, A TENNESSEE GENERAL PARTNERSHIP, DATED JANUARY 28, 2003 AND RECORDED ON FEBRUARY 20, 2003 IN INSTRUMENT NO. 20030220-0022453, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is unimproved property, known as 604 SOLITUDE CIRCLE (LOT 53 ECHO HILL ESTATES), GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 10th day of May, 2017.

J.D. EATHERLY
FOR EATHERLY PROPERTIES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, J.D. EATHERLY FOR EATHERLY PROPERTIES with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained .

DONE at offices in Hendersonville, Tennessee, on this the 10th day of May, 2017.

NOTARY PUBLIC
My commission expires: 7/2/18

BOBBI J BEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018