WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/17 14:10 3 pgs
Fees:18.00 Taxes:2978.50
20170606-0056582

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

MST 2017-0004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2017

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth V Maxwell and husband, Grant Maxwell and Daniel E Orsborn	Community Mortgage, LLC dba Community Mortgage Advisors	083-10-0-470.00
(NAME)	(NAME)	
1610 Forrest Avenue	19045 E Valley View Pkwy Ste. F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Independence, MO 64055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Echo Five, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **Elizabeth V Maxwell And Grant O Maxwell, wife And Husband and**

Daniel E Orsborn, A Married Man, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1 on the Plan of Re-Subdivision of Lot 40, Plan of Lockeland of record in Plat at Instrument No. 20151007-0102466, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mark D. Hamilton and wife, Lori M. Hamilton by Warranty deed from Home Sweet Homes, LLC of record in Book 11205, page 989 Register's Office for Davidson County , Tennessee, dated November 06, 1998 and recorded on November 16, 1998. (Value or consideration as shown in aforementioned deed $128,000.00.)

Being a portion of the same property conveyed to Elevate Land Investments, LLC by Warranty deed from Mark D. Hamilton and wife, Lori M. Hamilton of record in Instrument No. 20150709-0066875 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 09, 2015. (Value or consideration as shown in aforementioned deed $450,500.00.)

Being the same property conveyed to Echo Five, LLC by Warranty deed from Elevate Land Investments, LLC of record in Instrument No. 20160706-0069089 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 06, 2016. (Value of consideration shown in aforementioned deed $270,000.00.) Being also known as 1610 Forrest Avenue Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20150107-0102466, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee.

This property, known as 1610 Forrest Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 31st DAY OF May, 2017.

Echo Five, LLC

BY: _____

Monte Poe

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of May, 2017.

_____
Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County