Bill Garrett Davidson County
Batch# 32741 DEEDWARR
12/04/2017 02:15:38 PM 2 pgs
Fees: $13.00 Taxes: $2,930.40
20171204-0123432

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

MST 2017-1541

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: .
(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
Justin Scalise and Melissa Scalise	NEW OWNER	094 01 0G 001.00
(NAME)	(NAME)	
1601 A Eastside Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 UNTO **Melissa Scalise and Justin Scalise, wife and husband,** 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1601 Eastside Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160922-0099910, 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 Gregory E. Wood, unmarried by Warranty deed from Sadler Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070201-0013268 Register's Office for Davidson County, Tennessee, dated December 04, 2006 and recorded on February 01, 2007. (Value of consideration shown in aforementioned deed $60,000.00.)

Being a portion of the same property conveyed to Elevate Land Investments, LLC by Warranty deed from Gregory E. Wood of record in Instrument No. 20150902-0089392 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on September 2, 2015. (Value or consideration as shown in aforementioned deed $300,000.00.)

Being a portion of the same property conveyed to Echo Five, LLC by Warranty deed from Elevate Land Investments, LLC of record in Instrument No. 20160929-0102960 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 29, 2016. (Value or consideration as shown in aforementioned deed $300,000.00.) Being also known as 1601 A Eastside Ave Nashville, TN 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 due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 57, Page 13, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160922-0099910, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Subject to rights of others in and to the common areas and/or elements.

This property, known as 1601 A Eastside Ave, 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 30TH DAY OF NOVEMBER, 2017.

Echo Five, LLC

BY: Yvette Meldrum, Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, 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 30th day of November, 2017.

Notary Public

My commission expires: 5/27/2019

