WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company	Equity Trust c/o E. Burnett	31-13-106
(NAME)	(NAME)	
225 Burns Rd	P O Box 90883	
(ADDRESS)	(ADDRESS)	
Elyria, OH 44035	Nashville, TN 37209	
(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,

Selina K. Stewart and husband, Glenn C. Seabrooks Jr., both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Equity Trust Company Custodian FBO Account #56468 ROTH IRA, 50% undivided interest; and Equity Trust Company Custodian FBO Account #60199 Traditional IRA, 50% undivided interest,

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. 16, Block B, East Lawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for said County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Selina K. Stewart and Glenn C. Seabrooks, Jr., both unmarried, by Warranty Deed from David W. Lehman and wife, Pamela J. Lehman, recorded on 7/30/99 in Book 11596, Page 108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 148 Welworth Street, Madison, TN 37115
(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 our hands this 30th day of June, 2006.

Selina K. Stewart

Glenn C. Seabrooks Jr.

Davidson County DEEDWARR
Recvd: 07/03/06 11:07 2 pgs
Fees:13.00 Taxes:222.00

20060703-0079095

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Selina K. Stewart and husband, Glenn C. Seabrooks Jr., both unmarried, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

