Date

BILL GARRETT, Davidson County
Trans:T20110051922 DEEDWARR
Recvd: 08/23/11 13:11 2 pgs
Fees:13.00 Taxes:99.90
20110823-0065190

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 11-1115

WARRANTY DEED

THIS INDENTURE, made and entered into this 8/12/2011, by and between Equity Trust Company Custodian fbo Kevin Seats IRA, as trustee, parties of the first part, and D.A.D. Home Improvements, ~~Inc., a corporation~~, party of the second part, *Robert Dmowski dba

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, Being Lot No. 447 on the map of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Equity Trust Company, Custodian fbo Kevin Seats IRA by deed from Howard B. Bottoms, unmarried of record as Instrument No. 20100824-0067022, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record.

Parcel ID # 133-1-261
☐ Improved property located at: 3501 Mays Street, Nashville, TN 37211

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Equity Trust Company Custodian fbo Kevin Seats IRA
Jeffery Bartlett
CORPORATE ALTERNATE SIGNER

STATE OF ~~Tennessee~~ Ohio

COUNTY OF ~~Davidson~~ Lorain

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Equity Trust Company Custodian fbo Kevin Seats IRA to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 12th day of August, 2011..

Vicki Taylor

VICKI TAYLOR
Notary Public, State of Ohio
My Commission Expires
June 30, 2016

My Commission Expires:

Rotkiewicz dba

Owner's Name: D.A.D. Home Improvements, ~~Inc.~~

and Address: 3501 Mays Street, Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $27,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca L. Seats

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 12th day of August, 2011..

Notary Public

My Commission Expires: 7/6/15

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.