BILL GARRETT, Davidson County
Trans:T20130078255 DEEDWARR
Recvd: 09/10/13 10:25 2 pgs
Fees:13.00 Taxes:658.60

20130910-0095407

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICE R. HAMILTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $178,000.00

Affiant

Subscribed and sworn to before me this 5th day of Sept, 2013

Notary Public
My Commission expires: 9-23-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Branford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ellen Koester	New Owner	119-01-0-472.00
207 Valeria Street		
Nashville, TN 37210		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ellen Koester**, an unmarried woman, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 29 on the plan of Overhill City Plan, Block No. 21, of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 29 fronts 50 feet on the southerly side of Valeria Street, and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA, by deed from Robert H. Knight and Jewell J. Knight, husband and wife, on April 3, 2009, of record in Instrument Number 20090430-0039246, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 21, Register's Office Davidson County, Tennessee.

This is improved property known as: **207 Valeria Street, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 ~~August 9, 2013.~~ September 5, 2013

Equity Trust Company, Custodian FBO Edward W. Meek IRA

Gail Pribanic

By GAIL PRIBANIC

CORPORATE ALTERNATE SIGNER

STATE OF OHIO

COUNTY OF Lorain

On this 3rd day of September, 2013, before me, appeared Gail Pinkerton, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Corp. Alt. Signer of Equity Trust Company and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Corp Alt. Signer, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 7, 2015