Davidson County DEEDWARR
Recvd: 05/02/14 08:31 2 pgs
Fees:13.00 Taxes:592.00
20140502-0037060

WARRANTY DEED

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $160,000.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2014

Notary Public
My Commission expires: _____
(Affix Seal)

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO.	MAP & PARCEL NUMBER:
KDS Investments General Partnership	SAME	072-10-0-217.00
4147 N. Mount Juliet Road		
Mount Juliet, TN 37122		

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 **KDS Investments General Partnership, a Tennessee general partnership,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 and 2, as shown on the Final Plat of Northview Lots of record in Instrument Number 20140324-0023776, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equity Trust Company , Custodian f/b/o Edward Meek, IRA, by deed from Alfred T. Majors, Sole Heir at Law of Alfred Majors, on January 29, 2014, of record in Instrument Number 20140130-0008280, 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:

- Easement of record in Instrument Number 20120228-0017172, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1714 Northview Avenue, Nashville, TN 37216

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 April 25, 2014.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By

Jeffrey S Brown
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF Cuyahoga

Jeffrey S Brown
Corporate Alternate Signer

On this 25 day of April, 2014, before me, appeared _____, 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 general 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 general, 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: _____

NOTARY PUBLIC STATE OF OHIO

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE