BILL GARRETT, Davidson County
Trans:T20140051577 DEEDWARR
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Fees:13.00 Taxes:554.63

20140717-0063491

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of July, 2014. Notary Public MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY Foundation Title & Escrow, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37122		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gopal Rai, a single man	NEW OWNER	162 06 0 221.00
(NAME)	(NAME)	
247 Townes Drive		
(ADDRESS)	(ADDRESS)	
Nashville 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Equity Trust Company custodian FBO Christopher Koch/Z139497 Roth, IRA**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gopal Rai, a single man**, 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. 126 on the Plan of Fair Oaks Subdivision, Section 2, of record in Book 4460, page 52, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ronald W. Fischer et ux Debbie H. Fischer by Warranty Deed from Gary Wayne Hellman et ux Martha E. Hellman, dated April 30, 1976, of record in Book 5021, page 206, in the Register's Office for Davidson County, Tennessee. BEING the same property conveyed to Ronald W. Fischer by Quitclaim Deed from Debbie H. Fischer, dated September 23, 1988, of record in Book 7673, page 928, in the Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to Ronald W. Fischer by Quitclaim Deed from Debbie Jo Cox, dated November 9, 2013, of record in Instrument No. 20131126-0121278, in the Register's Office for Davidson County, Tennessee.FURTHER being the same property conveyed to Equity Trust Company custodian FBO Christopher Koch /Z139497 Roth, IRA by Quitclaim Deed from Ronald W. Fischer, dated November 18, 2013, of record in Instrument No. 20131126-0121279, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 247 Townes Drive, Nashville, TN 37211

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, has 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 11th day of July, 2014.

Equity Trust Company custodian FBO Christopher Koch/Z139497 Roth, IRA

BY: [signature]

ITS: Victoria Stutson
~~CORPORATE ALTERNATE~~ SIGNER

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Stutson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Corp Alt Signer, and is authorized to execute the instrument on behalf of the within named bargainor, and that he/she as such Corp Alt Signer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Corp Alt Signer.

Witness my hand and official seal, this the 11 of June, 2014.

[signature]
Notary Public

My Commission Expires:

(SEAL)

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

Equity Trust Company Custodian FBO
Christopher Koch/Z139497 **IRA**

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066