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, $12,750.00.

Affiant

Subscribed and sworn to before me this 5th day of Aug, 2014

Notary Public
My Commission expires: 1-6-2015
(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:
Woodbine Community Organization (WCO), Inc	SAME	052-01-0-142.00
222 Oriel Avenue		
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 Woodbine Community Organization (WCO), Inc., their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being part of Lot No. 9 on the Map of Forest Park Acreage Tracts at Madison, Tennessee, of record in Book 843, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning at a point in the easterly margin of Forest Park Road, 130 feet south of the westerly corner of Tracts No. 8 & 9, being the southwest corner of the tract conveyed to Michael Craddock and Rita Dwyer, as tenants in common, by deed from Vivian D. Robnolt, unmarried, of record in Book 6116, page 521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Southwest Realty Group, Inc. , by deed from Edward W. Meek, on December 22, 2008, of record in Instrument Number 20081223-0122315, Register's Office for Davidson County, Tennessee. Further conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA by deed from Southwest Realty Group, Inc. of record in Instrument Number 20081231-0124095, said Register's Office. And also conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA by Quitclaim Deed from Henry E. Hooper of record in Instrument Number 20140702-0058483, as corrected by Scrivener's Affidavit in Instrument Number 20140723-0065332, said Register's Office.

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 843, page 45, Register's Office Davidson County, Tennessee.

This is improved property known as: 225 Forest Park Road, Nashville, TN 37115

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 5th day of August, 2014.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By Victoria Stutson
Corporate Alternate Signer

Davidson County DEEDWARR
Recvd: 08/22/14 08:01 2 pgs
Fees:13.00 Taxes:47.18
20140822-0076518

08/04/2014 13:09 FAX

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 5 day of August, 2014, before me, appeared Viktoria Stutson (Corp Asst Sec), 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 Asst Secy 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 Viktoria Stutson, 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.

Alison Leitner

NOTARY PUBLIC

My Commission Expires:
April 23, 2018

NOTARY PUBLIC STATE OF OHIO

ALISON LEITNER
Notary Public, State of Ohio
My Commission Expires
April 23, 2018

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