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,
$29,900.00.
Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 7th day of Nov, 2014, 20__
CPZ
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
Eric Joyce	~~NAME~~ Eric Joyce	081-16-0-084.00
3258 Hinkle Dr ~~1515 12th Avenue North~~	3258 Hinkle Dr.	
Nashville, TN ~~37208~~ 37218	Nash. TN 37218	

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 **Eric Joyce**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being property located in the 21st Council District of Nashville, Davidson County, Tennessee, of record in in Instrument Number 20131126-0121255, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at an iron pin (found) at the southeast corner of the Jesse D. and Shirley I. Betty property (Inst. No. 20050419-0043386); thence North 33 deg. 37 min. 21 sec West, 49.06 feet to an iron pipe (found) at the southeast corner of the herein described property, this being the TRUE POINT OF BEGINNING.

Thence, South 57 deg. 45 min. 29 sec. West, 153.48 feet to an iron pin (set);

Thence, North 34 deg. 03 min. 02 sec. West, 48.00 feet to an iron pin (set);

Thence, North 57 deg. 00 min. 34 sec. East, 153.80 feet to an iron pin (set);

Thence, South 33 deg. 37 min. 21 sec. East, 50.00 feet to the Point of Beginning. Containing 7,526.55 square feet, or 0.17 acres, according to a survey by Jeffrey A. Leopard, dated October 22, 2014.

Being part of the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, on October 4, 2013, of record in Instrument Number 20131126-0121255, 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 21, page 4, Register's Office Davidson County, Tennessee.

This is improved property known as: **1515 12th Avenue North, Nashville, TN 37208**

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 November 7, 2014.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By: Jeffrey S Brown
Corporate Alternate Signer

Davidson County DEEDWARR
Recvd: 11/07/14 16:06 2 pgs
Fees:13.00 Taxes:110.63
20141107-0103312

STATE OF OHIO
COUNTY OF Cuyahoga

On this 6 day of November, 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/she is the Corp Act 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 Act 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.

Alison Leitner

NOTARY PUBLIC

My Commission Expires: _____

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, Jennifer Pierce, 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: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY