BILL GARRETT, Davidson County
Trans: T20150048757 DEEDWARR
Recvd: 06/18/15 14:36 2 pgs
Fees: 13.00 Taxes: 1184.00
20150618-0058440

WARRANTY DEED

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $320,000.00.

Affiant

Subscribed and sworn to before me this 10th day of June, 2015

Notary Public

My Commission expires: 11-6-17
(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:
AR Realty, LLC	SAME	072-14-0-166.00 & 072-14-0-441.00
727 Davidson Road		
Nashville, TN 37205		

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

Tract 1: 072-14-0-166.00:
Being the southwest part of Lot No. 34 on the Plan of Brownsville, of record in Book 21, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Straightway Avenue at the southwest corner of Lot No. 7, in GA Pickup's Subdivision of record in Book 974, page 43, Register's Office for Davidson County, Tennessee; thence northerly along the easterly line of said Lot No. 7, 150 feet to the southeast corner of Lot No 15 in Pickup's Subdivision, being the southwest corner of the property conveyed top Fred W. Pirtle by deed from S.L. Dowling, of record in Book 1309, page 532, Register's Office for Davidson County, Tennessee; thence in an easterly direction, along Pirtle's south line, 90 feet more or less, to a point in the westerly margin of the right-of-way of the L&N R.R.; thence in a southeasterly direction, along said right-of-way, 200 feet more or less to a point in the northerly margin of Straightway Avenue; thence in a westerly direction, along the northerly margin of said Avenue, 220 feet more or less to the point of beginning.

Tract 2: 072-14-0-441.00:
Being a triangular part of Lot No. 34, on the map of Brownsville, of record in Book 21, page 9, R.O.D.C., Tennessee, and described as follows:

Beginning at a point on the westerly margin of the L&N R.R. right-of-way, 200 feet more or less, northerly from the north margin of Straightway Avenue, at the northeast corner of the property conveyed to Fred W. Pirtle et ux by deed of record in Book 1307, page 229, said Register's Office; thence along the margin of said railroad right-of-way, northerly 156 feet more or less to a point in the easterly line of Lot No. 17 on the map of G.A. Pickup's Addition, of record in Book 974, page 43, R.O.D.C., Tennessee; thence with the line of said lot, and along the easterly line of Lots Nos. 15 and 16 southerly 124 feet to the common corner of Lots Nos. 15 and 7 of said Pickup's Subdivision, and the northwest corner of the Pirtle property above mentioned; thence with Pirtle's north line easterly 90 feet more or less to the point of beginning.

Being the same property conveyed to Equity Trust Company Custodian FBO Edward W. Meek IRA by deed from Organ Electric Service, Inc., on June 5, 2015 of record in Instrument Number *_____, Register's Office for Davidson County, Tennessee.

*20150618-0058439

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 9, Register's Office County for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 721, page 195; and Book 1101, page 64, Register's Office County for Davidson County, Tennessee.
- Easements of record in Instrument Number 20120228-0017172; and Book 2141, page 72, Register's Office County for Davidson County, Tennessee.

This is improved property known as: 1609 Straightway Avenue, Nashville, TN 37206

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 June 10, 2015.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By _____ **Jeffrey S Brown**
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF Cuyahoga

On this 10th day of June, 2015, before me, appeared Jeffrey S. Brown, 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 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:

_____

JACOB A. STOUT
Notary Public, State of Ohio
My Commission Expires
December 25, 2019