WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150103521 DEEDWARR
Recvd: 12/08/15 09:51 2 pgs
Fees: 13.00 Taxes: 592.37

20151208-0123362

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 2nd day of December, 2015

Notary Public
My Commission expires: 01/8/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
Christopher Crochet	new owner	043-05-0-282.00
829 Bixler Ave		
Madison, TN 37115		

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 DeEtta Brewer, IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chris Crochet, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 of Block "D" on the plan of Crestview Estates, of record in Book 843, page 81, 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 FBO DeEtta Brewer, IRA, by deed from Claudette D. Smith, on April 22, 2015, of record in Instrument Number 20150423-0036202, 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 843, page 881, Register's Office Davidson County, Tennessee.

This is improved property known as: **829 Bixler, Madison, 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 December 2, 2015.

Equity Trust Company, Custodian FBO DeEtta Brewer, IRA

Victoria Stutson
Corporate Alternate Signer
By

Reviewed & Approved
DeEtta Brewer

STATE OF OHIO

COUNTY OF Cuyahoga

On this 3rd day of December 2015, before me, appeared Victoria Stutson, 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.

NOTARY PUBLIC

My Commission Expires:

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019