WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Equity Trust Company	Equity Trust Company, Custodian	Parcel ID:
P.O. Box 290261	P.O. Box 290261	See Below
Nashville, TN 37229	Nashville, TN 37229	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Larry Powell Builders, Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Equity Trust Company, Custodian fbo Edward W. Meek, IRA a 1/2 undivided interest and Equity Trust* 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. 3, 4, 5, 6, and 7 on the Plan of the Final Plat for Warren Place Subdivision, of record in Instrument 20060411-0041769, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Larry Powell Builders, Inc. by deed from Renasant Bank, of record in Instrument 20120924-0086429, dated September 20, 2012, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20020130-0013415, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060411-0041769, said Register's Office.

Parcel ID #'s: 034160A00300CO; 034160A00400CO; 034160A00500CO; 034160A00600CO; and 034160A00700CO

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 204, 208, 209, 212 and 213 Warren Ct., Old Hickory, TN 37138

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, have 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 my hand this 4th day of February, 2016

Larry Powell Builders, Inc.

BY:
Larry W. Powell
President

***Company, Custodian fbo DeEtta Brewer, IRA, a 1/2 undivided interest**

BILL GARRETT, Davidson County
Trans:T20160010001 DEEDWARR
Recvd: 02/05/16 10:14 2 pgs
Fees:13.00 Taxes:481.00
20160205-0011327

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Larry W. Powell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of the Larry Powell Builders, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Larry W. Powell as such President.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of February, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.