WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/16 13:48 3 pgs
Fees:18.00 Taxes:174.64
20160330-0030060

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$47,200.00.**

Affiant

Subscribed and sworn to before me this 22nd day of March, 2016

Notary Public
My Commission expires: 5-24-17
(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:
Reginald Howard	SAME	059-13-0-173.00
403 Ewing Drive		
Nashville, TN 37207	,	

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, **Southwest Realty Investment Group, Inc., Equity Trust Company, Custodian FBO Edward W. Meek IRA, and Edward W. Meek,** individually, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reginald Howard,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lots 2, 3 and 4, Treppard Heights, Section 7A, as shown on plat of record in Book 5210, page 127, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Final Decrees Confirming Sale as recorded on January 22, 2008 in Instrument Number 20080122-0006583: Affidavit of Correction recorded in Instrument Number 20091029-0100022; Final Decree Confirming Sale as recorded in Instrument Number 20080122-0006584, and in Instrument Number 20080122-0006586; Affidavits of Correction as recorded in Instrument Number(s) 20091029-0100021 and 20091029-0100023, said Register's Office. And further settled by Default Judgment of record in Instrument Number 20160210-0012895, said Register's Office, establishing title in the name of Southwest Realty Investment Group; and Equity Trust Company Custodian FBO Edward W. Meek, IRA; and Edward W. Meek.

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 5210, page 127, and Book 2900, page 13, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5113, page 528; and Bock 5580, page 79, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **3236, 3240, 3242 Hummingbird Drive, Nashville, TN 37207**

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 March 22, 2016.

Southwest Realty Investment Group, Inc.

By Edward W. Meek

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By ALBERT COLLINS
Corporate ~~Alternate~~ Officer

Edward W. Meek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of March, 2016, before me, appeared ~~D. Lynn Brewer~~ Edward W. Meek 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 Assistant Secretary of Southwest Realty Investment Group, Inc, 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 ~~D. Lynn Brewer~~ Edward W. Meek 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:
7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~OHIO~~ Ohio

COUNTY OF Cuyahoga

On this 14 day of March, 2016, before me, appeared Albert Collins, Corp. Alt. Signer, 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:
12-25-19

NOTARY PUBLIC STATE OF OHIO

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Edward W. Meek, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 22, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Reviewed and Approved

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, Carl E. Dunphy, II, 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: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE