File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160026323 DEEDWARR
Recvd: 04/01/16 09:21 2 pgs
Fees: 13.00 Taxes: 1017.50

20160401-0030838

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $275000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2016.

Notary Public
My Commission expires: 10/12/19
(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:
Harvey Walter Coombs	SAME	012-00-0-048.00
1501 Baptist World Center 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, **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harvey Walter Coombs**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following paragraph describes a tract of land in the 2nd Civil District of Davidson County, Tennessee, said tract being that property which was conveyed to Trailmont Park, Inc., by deed from Beverly W. Trotter and husband, Welbon Trotter, of record in Book 7600, page 878, in the Register's Office for Davidson County, Tennessee, and transferred to Northfork Properties, Inc. by the instrument of record in Book 9931, page 504, said Register's Office.

Beginning at an iron pin (old), in the westerly margin of Springfield Highway, the southeast corner of a tract of land which belongs to Jack Davis, Jr., having a deed reference in Instrument Number 201411050102035, RODCT, the most northerly northeast corner of this tract, and continuing, as follows: with a curve to the right, having an arc distance of 590.91 feet, a radius of 2814.81 feet, and a chord bearing and distance of S 28°08'03" E, 589.83 feet to point in the center of Mansker Creek, in the westerly margin of Springfield Highway, the northwest corner of a tract of land which belongs to Alka D. Patel, having a deed reference in Record Book 3944, page 126, ROSCT; thence with the center of Mansker Creek, and continuing as follows: S 09°01'59" W, 289.97 feet to a point; thence S 09°08'11" E, 125.73 feet to a point in the center of Mansker Creek, in the westerly boundary of said tract of land which belongs to Alka D. Patel, and the northwest corner of a tract of land which belongs to USF Holland, Inc., having a deed reference in Deed Book 11426, page 740, RODCT, marked by a witness pin (old) on the westerly bank of Mansker Creek; thence with the northerly boundary of said tract of land which belongs to USF Holland, Inc. and continuing, as follows: S 86°11'01" W, passing a witness pin (old) on the westerly bank of Mansker Creek, 911.76 feet to an iron pin (old); thence, S 03°50'46" E, 214.92 feet to an iron pin (old); thence, S 63°15'48" W, 258.92 feet to an iron pin (old), in the northwest corner of said tract of land which belongs to USF Holland, Inc., in the easterly right-of-way of the CSX Transportation Railroad; thence continuing with the easterly right-of-way of the CSX Transportation Railroad, and continuing, as follows: with a curve to the left, having an arc distance of 878.40, a radius of 3625.78 feet, and chord bearing and distance of N 41°52'27" W, 876.25 feet to an iron pin (old); thence, N 43°13'49" E, 97.36 feet to an iron pin (old), in the easterly right-of-way of the CSX Transportation Railroad, the southwest corner of said tract of land which belongs to Jack Davis, Jr.; thence N 66°43'31" E, 1515.54 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated October 2, 2015.

Being the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA, by deed from Northfork Properties, Inc., successor in interest to Trailmont Park, Inc., on October 9, 2015, of record in Instrument Number 20151014-0104497, 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:

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 9700, page 863, Register's Office for Davidson County, Tennessee.

Easements of record in Book 1174, page 273; Book 7753, page 209; Instrument Number 20001208-0121069; and Instrument Number 2001130-0117297, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: Springfield Highway, Goodlettsville, TN 37072

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 24 day of March, 2016.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By

ALBERT COLLINS
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF Cuyahoga

On this 24 day of MARCH, 2016, before me, appeared ALBERT COLLINS III, 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 ALBERT COLLINS III, 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:
Commission: 2014-RE-501788
Expires: 22-July-2019

JOHN D HANSING
NOTARY PUBLIC, STATE OF OHIO

Reviewed and Approved