BILL GARRETT, Davidson County
Trans:T20160050235 DEEDWARR
Recvd: 06/14/16 10:19 2 pgs
Fees:13.00 Taxes:2312.50
20160614-0060056

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $625,000.00 Affiant Subscribed and sworn to before me, this the 10th day of June, 2016. Notary Public My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ULO Properties, LLC	New Owner	
3167 Brimstead Drive		072-14-0-156.00, 072-14-438.00 072-14-439.00
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EQUITY TRUST COMPANY DBA STERLING TRUST CUSTODIAN FBO REALTY AND INVESTMENT MANAGEMENT, LLC ACCT Q 10605**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ULO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 1, 2 and 3 on the Resubdivision (Partition) of part of Lot 32 on the Original Plan of Brownsville, of record in Instrument No. 20111209-0096240, 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 Equity Trust Company d/b/a Sterling Trust f/b/o Realty and Investment Management, LLC Q10605 by Substitute Trustee's deed from Robert J. Notestine III, Substitute Trustee of record in Instrument No. 20120412-0031378, Register's Office for Davidson County, Tennessee, dated April 06, 2012 and recorded on April 12, 2012, with Scrivener's Affidavit of record in Instrument No. 20120504-0038528, in the Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 1521 Straightway Ave, 1520 & 1525 Ward Ave, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2016.

Equity Trust Company d/b/a Sterling Trust f/b/o Realty and Investment Management, LLC

By: William I Wood, IV TTEE
Name: William Ira Wood, IV
Title: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Ira Wood, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Equity Trust Company d/b/a Sterling Trust f/b/o Realty and Investment Management, LLC Q10605, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust/entity/plan for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2016.

J. Brandon Miller
Notary Public

My Commission Expires: 7-2-2018

