WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 09:06 2 pgs
Fees:13.00 Taxes:407.00
20160803-0079965

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, $110,000.00.

Affiant

Subscribed and sworn to before me this 1st day of August, 2016

Notary Public
My Commission expires: _____
(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:
Equity Trust Company Custodian FBO MILDRED CHEN IRA	SAME	11914027100
1125 E COLLEGE STREET		
PULASKI, TN 38478		

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, **Lowell T. Street**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Equity Trust Company Custodian FBO Mildred Chen IRA**, 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 Lot No. 48 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property, as of record in Book 421, Page 134, Register's Office for said County.

Said Lot No. 48 fronts 50 feet on the northerly side of East Radnor, formerly Beymer Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Kenneth M. Switzer, Trustee from Betty Jean Tawater Street and then to Lowell T. Street and wife, Betty Jean Street from Kenneth M. Switzer, Trustee by QuitClaim Deed on September 30, 1987, of record in Book 7368, Page 466, Register's Office for Davidson County, Tennessee. Betty Jean Street having since diedon December 28, 2015.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

This is improved property known as: **218 Radnor Street, Nashville, TN 37211**

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 July 18, 2016.

Lowell T. Street

Lowell T. Street

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lowell T. Street** 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 July 18, 2016

My commission expires 5-24-17

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

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, Julie Coone, 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.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.