BILL GARRETT, Davidson County
Trans:T20160069159 DEEDWARR
Recvd: 08/10/16 09:34 2 pgs
Fees:13.00 Taxes:444.00
20160810-0083069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 8TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company FBO Edward Meek IRA	Equity Trust Company FBO Edward Meek IRA	06114001200
P.O. Box 290261 (ADDRESS)	P.O. Box 290261 (ADDRESS)	
Nashville, TN 37229 (CITY) (STATE) (ZIP)	Nashville, TN 37229 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Criswell, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Equity Trust Company FBO Edward Meek IRA, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 172 ON THE MAP OF MAPLEWOOD HEIGHTS SECOND SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 103 AND 104, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 172 FRONTS 100 FEET ON THE EASTERLY SIDE OF HUTSON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 250 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO JAMES CRISWELL, BY DEED FROM BRUCE MITCHELL AND WIFE, ALICE L. MITCHELL, OF RECORD IN INSTRUMENT NO. 20120425-0035480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3815 Hutson Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 8th day of August, 2016.

WARRANTY DEED
(Continued)

James Criswell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Criswell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072