BILL GARRETT, Davidson County
Trans:T20160082445 DEEDWARR
Recvd: 09/20/16 13:14 2 pgs
Fees:13.00 Taxes:100.36
20160920-0098940

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $27,125.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2016

Notary Public
My Commission expires: 12-18

(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:
Kudzu Real Estate, Inc.	SAME	058-11-0-128.00
203 Point Rest Drive		
Nashville, TN 37216		

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 **Kudzu Real Estate, Inc**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 108 on the plan of Section 2, Royal Hills, of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mid-Ohio Securities #30220 n/k/a Equity Trust Company, Custodian f/b/o Edward W. Meek IRA, by Final Decree Confirming Sale of record Case No. 02-814-III, of record in Instrument Number 20021120-0144199, , Register's Office for Davidson County, Tennessee. And by Default Judgment of record in Instrument Number 20160328-0028921, said Register's Office.

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 4660, page 122, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4960, Page 530, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 120 Hodge Court, Nashville, TN 37218

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 12 day of September, 2016

Mid OHIO Securities #30220 FBO Edward W. Meek
*n/k/a Equity Trust Co.

By
ALBERT COLLINS
Corporate Alternate Signer

Reviewed and Approved

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 12 day of September, 2016, before me, appeared ALBERT COLLINS, 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 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).

NOTARY PUBLIC STATE OF OHIO

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

Reviewed and Approved