WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/16 13:57 3 pgs
Fees:18.00 Taxes:147.08
20161011-0107485

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$39,750.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 3rd day of Oct, 2016.

Notary Public
My Commission expires: 11-5-2018
(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:
Prater Construction, LLC	SAME	034-16-0-A-004.00CO
3224 Thoroghbred Drive		
Hermitage, TN 37076		

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, a 1/2 undivided intrerest and Equity Trust Company, Custodian FBO DeEtta Brewer, IRA, a 1/2 undivided interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Prater Construction, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of Final Plat for Warren Place Subdivision, of record in Instrument Number 20060411-0041769, 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 Equity Trust Company, Custodian FBO Edward W. Meek IRA, a 1/2 undivided interest and Equity Trust Company, Custodian FBO DeEtta Brewer, IRA, a 1/2 undivided interest, by deed from Larry Powell Builders, Inc., on February 4, 2016, of record in Instrument Number 20160205-0011327, 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:

- Subject to all matters as shown on the Plan of record in Instrument Number 20060411-0041769, Register's Office Davidson County, Tennessee.

This is unimproved property known as: **213 Warren Court, Old Hickory, TN 37138**

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 October 7, 2016.

Equity Trust Company, Custodian FBO Edward W. Meek IRA 1/2 undivided interest

By _____ **KATIE FISHER**
Corporate Alternate Signer

Equity Trust Company, Custodian FBO DeEtta Brewer, IRA 1/2 undivided Interest

By _____ **KATIE FISHER**
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 3 day of October, 2016, before me, appeared KATIE FISHER, 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).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: Dec. 25, 2019
NOTARY PUBLIC

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

Reviewed and Approved

Reviewed and Approved

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, Carl E. Dunphy, II, 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.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE