WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/16 14:31 2 pgs
Fees:13.00 Taxes:59.20
20161109-0118707

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$16,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 4th day of November, 2016

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Edward W. Meek IRA	SAME	043-01-0-018.00
P.O. Box 290261		
Nashville, TN 37229		

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, **Paul L. Roark and wife, Carmela G. Roark**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Equity Trust Company, Custodian FBO Edward W. Meek 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. 19 of Block "D" on the Map of East Lawn, as Subdivision of the Edgemeade Farms, of record in Book 547, pages 153 and 154, Register's Office for said County.

Said Lot No. 19 fronts 50 feet on the northerly side of Elmore Street and runs back between parallel lines, 120 feet on the easterly line and 117.85 feet on the westerly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Paul Lane Roark by deed from The Jernigan Corporation, on October 23, 1970, of record in Book 4454, page 705, Register's Office for Davidson County, Tennessee. And further conveyed to Paul Lane Roark and wife, Carmela G. Roark by Quitclaim Deed of record in Book 7464, page 730, 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 547, pages 153 and 154, Register's Office Davidson County, Tennessee.

This is unimproved property known as: **123 Elmore Avenue, Madison, TN 37115**

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 November 4, 2016.

Paul L Roark
Paul L. Roark

Carmela Roark
Carmela G. Roark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Paul L. Roark and Carmela G. Roark** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 4, 2016

My commission expires 1-02-2019

Toni L. Hoke
Notary Public

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