WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Equity Trust Company Custodian FBO Mildred Franco Chen IRA	New Owner	07107004800
(NAME)	(NAME)	BILL GARRETT, Davidson County Trans:T20160109255 DEEDWARR Recvd: 12/13/16 09:56 2 pgs Fees:13.00 Taxes:980.50
P.O Box 451340 (ADDRESS)	(ADDRESS)	20161213-0130422
Westlake, OH 44145 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Teresa Sexton and James Sexton,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Equity Trust Company FBO Pulaski Pediatrics PLLC Profit Sharing Plan Mildred Franco Chen Mildred Franco Chen TTEE 85% Undivided Interest**

Equity Trust Company Custodian FBO 200337421 IRA 7% Undivided Interest

Equity Trust Company Custodian FBO 200207284 IRA 8% Undivided Interest
, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of J.B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 100 feet on the northerly side of Duke Street, and runs back parallel lines 140 feet to an alley.

Being the same property conveyed to Teresa Sexton, married, by Deed from William Carol Moncrief and Mary Frances Cole, of record in Instrument No. 20030422-0053045 said Register's office.

James Sexton spouse of said Teresa Sexton joins in this conveyance to relinquish any and all rights he may have to the above described property, especially marital rights.

unimproved ☐

This is improved ☑ property, known as 217 Duke Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 22nd day of November, 2016.

Teresa Sexton

James Sexton

State of Tennessee
County of Williamson

Personally appeared before me Teresa Sexton and James Sexton, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2016.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

File No.: 11596