Davidson County DEEDWARR
Recvd: 02/10/17 10:27 3 pgs
Fees:18.00 Taxes:116.55
20170210-0014055

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$31,500.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 31st day of January, 2017

Notary Public
My Commission expires: 11-5-2018

(Affix Seal)

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

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	043-01-0-018.00
203 Point East 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 The Edward 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:

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 Equity Trust Company, Custodian FBO Edward W. Meek IRA, from Paul L. Roark and Carmela G. Roark, by deed on November 4, 2016, of record in Instrument Number 20161109-0118707, 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 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 ~~February 9~~ January 31, 2017.

Equity Trust Company, Custodian The Edward Meek, IRA

By

HOPE GONZALES
CORP ALT SIGNER

Reviewed and Approved

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 31 day of January, 2017, before me, appeared Hope Gonzales, Corp Act Spec, 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 Act Spec 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 Hope Gonzales, 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.

Commission: 2014-RE-501788
Expires: 22-July-2019

NOTARY PUBLIC My Commission Expires:

JOHN D HANSING
NOTARY PUBLIC, STATE OF OHIO

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, 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.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.