Davidson County	DEEDWARR
Recvd: 06/28/17 09:09	3 pgs
Fees:18.00 Taxes:1066.71	
20170628-0064852	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $288,300.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2017.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Benjamin I. Andrews & Michele Andrews	Fidelity Bank Mortgage	**147-01-0-266.00**
4803 East Longdale Drive	P.O. Box 105075	
Nashville, TN 37211	Atlanta GA 30348	

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,

Equity Trust Company Custodian FBO Kay Kretsch IRA

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Benjamin I. Andrews, an unmarried man, and Michele Andrews, a married woman, as joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Section One (Revised), Caldwell Hall of record in Plat Book 2900, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equity Trust Company Custodian FBO Kay Kretsch IRA by Warranty deed from Christine C. Gebhardt and husband, Richard C. Gebhardt of record in Instrument No. 20121227-0119456 Register's Office for Davidson County, Tennessee.

This is improved property known as 4803 East Longdale Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21 day of June, 2017.

Equity Trust Company Custodian FBO
Kay Kretsch IRA

By: _____

Title: ALBERT COLLINS
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Albert Collins, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Corp Alt Signer of Equity Trust Company and is authorized by said Equity Trust Company to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of June, 2017.

_____
Notary Public

My Commission Expires: _____

SolomonParks File No. 5017200

NOTARY PUBLIC STATE OF OHIO

PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 14, 2020

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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 Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY