WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/17 09:32 3 pgs
Fees:18.00 Taxes:159.10
20170816-0083913

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$43,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 11th day of Aug, 2017

CR

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

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

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:
EGY Investment, LLC	SAME	150-06-0-001.00CO
1161 Murfreesboro Pike #104		
Nashville, TN 37217		

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 DeEtta Brewer, IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **EGY Investment, 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. 12 on the plan of Final Plat of Windhaven Shores, Section One, of record in Instrument Number 20030219-0021779 Book , page , 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 DeEtta Brewer, IRA by deed from First Bank, a Tennessee banking corporation, on June 5, 2017, of record in Instrument Number 20170612-0058335, 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 20030219-0021779, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030219-0021585, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030219-0021586, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2701 Windcrest Trail, Antioch, TN 37013**

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 August 8, 2017.

Equity Trust Company, Custodian FBO DeEtta Brewer, IRA

By
Hope Gonzales
Corporate Alternate Signer

Reviewed and Approved
DBrewer Meek

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 8 day of August 2017, before me, appeared **HOPE GONZALES**, 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.

NOTARY PUBLIC My Commission Expires: May 4, 2022

NOTARIAL SEAL STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

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: 5-3-2021

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