Bill Garrett Davidson County
Batch# 8169 DEEDWARR
10/04/2017 09:39:30 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20171004-0101666

WARRANTY DEED

DELANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF _____, 2017.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 3-8-2021

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Equity Trust Company	Brian Gainous	061-020005.00
(NAME)	(NAME)	
615 Marswen Drive	P O Box 208	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Goodlettsville, TN 37070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Mildred M Amick and spouse, William Houston Bowman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Equity Trust Company Custodian FBO z141586 IRA a 20% undivided interest and Equity Trust Company Custodian FBO z141589 IRA a 20% undivided interest and Equity Trust Company Custodian FBO z144330 IRA a 20% undivided interest and Equity Trust Company Custodian FBO z144327 IRA a 20% undivided interest and Equity Trust Company Custodian FBO 200337926 IRA a 20% undivided interest, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot 221, on the Plan of Gra-Mar Acres, Section 8, as of record in Book 233, page 110, Register's Office for said County.

Said Lot No. 221 fronts 80 feet on the northerly side of Marswen Drive and runs back 248.8 feet on the easterly line, and 279.2 on the westerly line to a dead line in the rear on which it measures 46 feet.

Being the same property conveyed to William C. Amick and wife, Mildred M. Amik by deed from James Clyde Angell and wife, Norma J. Angell and filed of record on 08/31/1961 in Book 3279, page 177, said Register's Office for Davidson County, Tennessee.

Mildren M Amick and Mildred Bowman are one and the same person. Mildred was married to William C Amick who passed away 05/15/1971 (evidenced by death certificate in hand) leaving Mildred as his surviving spouse. Mildred then married William Houston Bowman who has joined in execution to convey any and all rights he may have martial or otherwise.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 615 Marswen Drive Nashville TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Witness our hands 09/11/17.

William Houston Bowman

Mildred M. Amick

STATE OF
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William Houston Bowman and Mildred M. Amick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 09/11/17.

Notary Public

My Commission Expires: 6-10-18

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19