Bill Garrett Davidson County
Batch# 28491 DEEDWARR
11/21/2017 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20171121-0119380

WARRANTY DEED

File #17447

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Alice J Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2017.

Amy T Nelson
Notary Public

MY COMMISSION EXPIRES: 11/10/2018
(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE COUNTY, TN WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Encore Construction LLC	SAME	144-10-0-027.00
(NAME) 256 Seaboard Lane, Ste B103	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Equity Trust Company Custodian FBO Brandon Jenkins IRA 100% undivided interest,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Encore Construction LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 29 on the Plan of Chickering Valley, of record in Plat Book 2331, Pages 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 165 feet on the Easterly side of Chickering Lane and extends back along the Northerly line 512.1 feet; along the Southerly line 477.2 feet to a dead line, measuring 170 feet thereon.

Being the same property conveyed to Equity Trust Company Custodian FBO Brandon Jenkins IRA 100% undivided interest by Warranty Deed from James M. Borchardt, an unmarried man, of record in Instrument No. 20170227-0019421, Register's Office for Davidson County, Tennessee, dated February 24, 2017 and recorded on February 27, 2017

This conveyance is subject to all restrictions and easements and 2017 taxes have been prorated between the parties and paid. Subsequent years taxes to be assumed by Grantee.

unimproved X
This is improved property, known as 2232 Chickering Lane, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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.

Witness my hand this 17th day of November, 2017.

Equity Trust Company Custodian FBO Brandon Jenkins IRA 100% undivided interest

BY: _____ **KATELYN FISHER**
Corporate Alternate Signer

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Katelyn Fisher with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the CORP ALT SIGNER of Equity Trust Co. the within named bargainor, and that they as such CORP ALT SIGNER as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Co Custodian FBO Brandon Jenkins IRA 100% interest**. by themselves as CORP ALT SIGNER

Witness my hand, at office, this 17 day of November, 2017.

My Commission Expires: _____

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

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

