This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 75845 DEEDWARR
04/03/2018 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $425.50
20180403-0030988

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 115,000.00

Affiant Signature

Subscribed and sworn to before me on this the 20th day of March, 2018

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NAME AND ADDRESS OF PROPERTY OWNER:
Equity Trust Company
2046 Old Lake Pike
Memphis, TN 38119
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07108029700

WARRANTY DEED

18NT00135

Effective the 30th Day of June, 2016 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

MUSIC CITY FINANCIAL, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

EQUITY COMPANY TRUST CUSTODIAN FBO STUART ROBERT IRA

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. 81 on the Map of Joywood, as of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Music City Financial, LLC by Warranty Deed from Morgan Ford-Luther, unmarried as recorded 4-2-2018 as Document No. 20180402-0030365.

Being the same property conveyed to Morgan Ford-Luther, unmarried, by Warranty Deed from Krista Jameson, married, dated 10/07/2010 and recorded 10/13/2010 in Document No. 20101013-0081896, Register's Office for Davidson County, TN.

This is an improved property commonly known as 427 Edwin St., Nashville, TN 37207.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 20th day of March, 2018

Edward Zamora, representative of Music City Financial, LLC

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Edward Zamora, representative of Music City Financial, LLC, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 20th day of March, 2018.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201804030030988

Certificate of Authenticity

I, Edward A. Cooper, 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 Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY