WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

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
Victoria G Hoover	Franklin American Mortgage Co.	06102000500
(NAME)	(NAME)	
615 Marswen Dr.	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Franklin, TN 37067	
(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 Equity Trust Company Custodian FBO z141586 IRA a 20% undivided interest and Equity Trust Company Custodian FBO z141589 IRA 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., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoria G Hoover and Dennis Hoover, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located 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 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 by Warranty Deed from Mildred M. Amick and spouse, William Houston Bowman, recorded on October 04, 2017, of record in Instrument No. 20171004-0101666, Register's Office for Davidson County, Tennessee.

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 is improved property known as 615 Marswen Dr. Nashville, TN 37216.

Bill Garrett Davidson County
Batch# 112545 DEEDWARR
07/03/2018 03:50:30 PM 2 pgs
Fees: $13.00 Taxes: $1,089.65
20180703-0064767

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 Dr. Nashville TN 37216
(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 our hands 06/29/18.

MATTHEW COLLIER
Corporate Alternate Signer
Equity Trust Co Cust FBO z141586 IRA 20% Int

MATTHEW COLLIER
Corporate Alternate Signer
Equity Trust Co Cust FBO z141589 IRA 20% Int

MATTHEW COLLIER
Corporate Alternate Signer
Equity Trust Co Cust FBO z144330 IRA 20% Int

MATTHEW COLLIER
Corporate Alternate Signer
Equity Trust Co Cust FBO z144327 IRA 20% Int

MATTHEW COLLIER
Corporate Alternate Signer
Equity Trust Co Cust FBO 200337926 IRA 20% Int

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Matthew Collier, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent for Equity Trust Company and Authorized signor for the following IRA's z141586, z141589,z144330,z144327, 200337926, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Equity Trust Company by himself as Authorized Agent.

Witness my hand and official seal at Cuyahoga, ~~Tennessee~~ Ohio, this 27 day of June, 2018.

Notary Public

NOTARIAL SEAL
STATE OF OHIO

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

True Copy Certification

I, Dellena Lawhorn, do hereby make 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, Dellena 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