2

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

Bill Garrett Davidson County
Batch# 126701 DEEDWARR
08/09/2018 08:43:17 AM 3 pgs
Fees: $18.00 Taxes: $273.80

20180809-0078251

#1613

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael D. Lee	(NEW OWNER)	Map 094-12-0-
213 15th Street		Parcel 022.00
Manhattan Beach, CA 90266		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Equity Trust Company, a South Dakota corporation FBO Edward W. Meek, Jr., #Z030220,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MICHAEL D. LEE,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is the same legal used in previous deed of record.

This conveyance is subject to the following:

1. **2018 Taxes, a lien now yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Book 2963, page 153, said Register's Office.**
3. **Easements of record in Book 1165, page 427, and in Book 1224, page 192, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Book 2900, pages 51 and 52, amendment of record in Instrument No. 20070731-0090888, said Register's Office.**

This is UNIMPROVED property commonly known as **251 Tulip Hill Drive, Nashville, TN 37210.**

[STATE OF TN]
[COUNTY OF Williamson]

The actual consideration or value, whichever is greater for this transfer is $74,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of August, 2018.

Notary public:
My commission expires: 11-21-2018

WILLIAMSON COUNTY JUDY PAINTER-ROSE NOTARY PUBLIC STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of ~~August~~ July, 2018.

Equity Trust Company FBO Edward W. Meek, Jr., #Z030220

By: MATTHEW COLLIER
Corporate Alternate Signer

(Title) _____

[STATE OF Ohio]
[COUNTY OF Cuyahoga]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Collier as CORP ALT SIGNER of company with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE/SHE executed the within instrument as CORP ALT SIGNER of the company.

WITNESS my hand and official seal at City of Westlake, State of Ohio, this 31 day of ~~August~~ July, 2018.

Notary Public
My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Reserved Parcel "C" Tulip Hill Drive, of the Clover Nook Subdivision of record in Plat Book 2900, page 51, said Register's Office, to which reference is hereby made of more complete and accurate description and location of said lot.

The above said lot is now known as Lot 42 on the FINAL SUBDIVISION PLAT OF CLOVER NOOK of record in Plat Book 2900, page 51, as amended in Instrument No. 20070731-0090888, said Register's Office.

Being the same ½ interest conveyed to David Lipscomb University, Trustee, by quitclaim deed dated April 1st, 1993 from Ira T. Adams and James E. Adams, Jr., Executors of the Estate of James E. Adams, Sr., deceased of record in Book 8920, page 390, said Register's Office.

Being the same ½ interest conveyed to Mid-Ohio Securities Corp, FBO Edward W. Meek #20170 date November 19th, 2001 by final decree confirming sale of record in Instrument No. 20011205-0133859, said Register's Office.

AND further by default judgement in the Chancery Court for Davidson County, Tennessee at Nashville dated April, 29, 2005 , case no. 04-3658-I.

Said Mid-Ohio Securities Corp., an Ohio corporation ("Assignor") having since assigned their interest to Equity Trust Company, a South Dakota corporation ("Assignee").

Further being the same property conveyed to Equity Trust Company, a South Dakota corporation FBO Edward W. Meek, Jr., #Z030220 FKA Mid-Ohio Securities Corp., by quitclaim deed dated May 18th, 2018 from by David Lipscomb University, Trustee (their ½ interest in said property) of record in Instrument No. 20180809-0078250, said Register's Office.