WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/27/21

(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
Equity Trust Company Custodian	GRE, LLC	08103016800
(NAME)	(NAME)	
1207 Kellow	PO Box 208	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	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 Bernadine Eggleston, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Equity Trust Company Custodian FBO z141589 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144330 IRA a 25% undivided interest and Equity Trust Company Custodian FBO z144327 a 25% undivided interest and Equity Trust Company Custodian FBO 20337926 IRA a 25% 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 Davidson County, Tennessee, being the northerly half of the easterly half of Lot No. 8 in the Subdivision of Lot No. 33 in Owens Buena Vista Plan of Lots, as of record in Bock 57, Page 26, Register's Office for said County, and also of record in Plan Book 1, Page 84, Chancery Court of Nashville.

Being the same property conveyed to Bernadine Eggleston, by Warranty Deed from Ilona J. Smith and Essie R. Holland, recorded on November 06, 1995, of record in Book 9852, Page 425, Register's Office for Davidson County, Tennessee.

Bernadine Eggleston and Bernadine E. Moore are one in the same.

Karen Y Johnson Davidson County
Batch# 139077 DEEDWARR
09/11/2018 09:20:30 AM 2 pgs
Fees: $13.00 Taxes: $599.40
20180911-0089795

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	1207 Kellow	Nashville	TN	37208	
		(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 08/31/18.

Bernadine E. Moore

Bernadine Eggleston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Bernadine Eggleston 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 08/31/18.

Christy Michelle Jones

Notary Public

My Commission Expires: 1/27/21

True Copy Certification

I, Deliana 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, Deliana Lawhorn, who acknowledged that this certification of an authentic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19