Karen Y Johnson Davidson County
Batch# 179951 **DEEDWARR**
01/02/2019 03:20:51 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190102-0000470

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

M. Menke
Affiant

Subscribed and sworn to before me, this 28 day of December, 2018.

Leslie Garside
Notary Public

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Zachary G. Gordon** | NEW OWNER | **146-08-0-056.00** |
| **427 Blackman Road** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged.

**Equity Trust Company Custodian FBO Kay Kretsch IRA**

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

**Zachary G. Gordon, an unmarried man**

(hereinafter called the "Grantee"), his 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. 297 on the Plan of Crieve Hall Estates, Section Five of record in Plat Book 2133, Page 91, 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. 297 fronts 98 feet on the Southerly margin of Blackman Road and extends back 217.2 feet on the Easterly line and 237.9 feet on the broken Westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Equity Trust Company Custodian FBO Kay Kretsch IRA by Warranty deed from Deborah C. Tumblin and Robert R. Curfman of record in Instrument No. 20130624-0064416 Register's Office for Davidson County, Tennessee.

This is improved property known as **427 Blackman Road, Nashville, TN 37211.**

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

GRANTOR COVENANTS with the said Grantee that it 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 follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of December, 2018.

MATTHEW COLLIER
Corporate Alternate Signer

Equity Trust Company Custodian
FBO Kay Kretsch IRA

**STATE OF** Ohio

**COUNTY OF** Cuyahoga

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Matthew Collier, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Corporate Alternate Signer of Equity Trust Company and is authorized by said company to execute this instrument on its behalf.

Witness my hand, at office, this 5 day of December, 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

SolomonParks File No. 18-001460-525