THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH,
SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

Karen Johnson Davidson County
Batch# 215283 DEEDWARR
04/08/2019 03:49:46 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20190408-0031978

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2019.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL #:
Autumn Andrady 8202 Foxview Ct. Brentwood, TN 37204	Autumn Andrady 8202 Foxview Ct. Brentwood, TN 37204	105-10-0226.00

WARRANTY DEED

FOR AND IN CONSIDERATION 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, **EQUITABLE TRUST CO. TRUSTEE,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **AUTUMN ANDRADY,*** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of C.S. Caldwell's 2nd Roycroft Subdivision of record in Book 421, page 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe M. Warren by Warranty Deed from Henry D. Reese and wife, Jewell Tate Reese of record in Book 2798, page 129, Register's Office for Davidson County, Tennessee, dated July 25, 1958 and recorded on July 25, 1958. (Value of consideration shown in aforementioned deed $10.00.)

Joe M. Warren died October 14, 1968. In his will probated at Docket No. 01P886, his residuary estate comprises of Trust No. 2 and Trust No. 3. Order Approving Appointment of Successor Trustee in same Docket named Equitable Trust Company as Successor Trustee.

Being the same property conveyed to Equitable Trust Company as Successor Trustee of the two trusts known as Trust No. 2 and Trust No. 3 under the Last Will and Testament of Joseph Moore Warren by Trustee's Quitclaim deed from Bank of America N.A. as Successor Trustee of the two trusts known as Trust No. 2 and Trust No. 3 under the Last Will and Testament of Joseph Moore Warren in accordance with Order of the Seventh Circuit Court of Davidson County, Tennessee, dated August 1, 2001 in matter bearing Docket Number 01P996 of record in Instrument No. 20011003-0107523, Register's Office for Davidson County, Tennessee, dated September 27, 2001 and recorded on October 3, 2001.

This is improved property commonly known as 756 Benton Avenue, Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: 1) Current year's taxes which have been prorated and assumed by the Grantee(s); 2) all restrictions of records; 3) all easements of record; 4) all visible easements; 5) all matters appearing on the plan of record at Plat Book 421, page 176; and 6) all applicable government and zoning regulations.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand this 3rd day of April, 2019

EQUITABLE TRUST COMPANY, TRUSTEE

By: William Keith Keisling

William. Keith Keisling, JD, CTFA
Title: Vice President and Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William. Keith Keisling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the vice president (or other officer authorized to execute the instrument) of Equitable Trust Company, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as vice president (or other authorized officer).

Witness my hand, at office, this 3rd day of April, 2019.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

Notary Public

My Commission Expires: