WARRANTY DEED

Karen Johnson Davidson County
Batch# 233299 **DEEDWARR**
05/22/2019 03:21:51 PM 2 pgs
Fees: $13.00 Taxes: $638.25

20190522-0048609

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$172,500.00.**

Affiant

Subscribed and sworn to before me this 21st day of May, 2019.

Notary Public
My Commission expires: 1/6/20

(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Barclay Group Partners, LLC	SAME	083-15-0-172.00
3507 Richland Avenue		
Nashville, TN 37205		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barclay Group Partners, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 192, on the Plan of Section 2, Fortland Park, as of record in Book 2900,page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 192 fronts 80 feet on the northwesterly side of Barclay Drive and extends back 156.7 feet on the northeasterly line and 158.6 feet on the southwesterly line, to a dead line in the rear on which ot measures 80 feet.

Being the same property conveyed to Equity Trust Company f/b/o Edward W. Meek IRA, by Final Decree Confirming Sale of record in Instrument Number 20110211-0012188, Register's Office for Davidson County, Tennessee. Further conveyed to same by Default Judgment, on July 20, 2012, of record in Instrument Number 20120724-0064984, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 40, Register's Office Davidson County, Tennessee.

This is improved property known as: **2710 Barclay Drive, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RQ-19-2710

WITNESS our hands this 16 day of May. 2019.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By **MATTHEW COLLIER**
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 16 day of May, 2019, before me, appeared Matthew Collier, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Corporate Alternate Signer of Equity Trust Company, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Matthew Collier, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

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

Reviewed and Approved

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